

# Stabilizing Property Values in the Palmetto State

Quantifying the Impacts of the Neighborhood Initiative Program



**SC HOUSING**  
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South Carolina Housing Corporation



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## Executive Summary

The purpose of this study is to estimate the impacts that the Neighborhood Initiative Program (NIP) is having on property values in South Carolina. This analysis will include estimates of the anticipated price stabilization of properties adjacent to removed blighted units resulting from NIP and other federally funded programs as well as an examination of the South Carolinians that are benefitting most from these programs. The stability of property values is one of the primary reasons why homeownership is such a strong force for asset building and wealth accumulation among households in South Carolina and the United States. As such, programs like NIP that help to keep housing prices stable are an integral part of the mission of the South Carolina State Housing Finance and Development Authority (SC Housing) and the South Carolina Housing Corporation (SCHC) to prevent future foreclosures and to make housing more affordable and beneficial for all South Carolinians. The Neighborhood Stabilization Program (NSP) is also incorporated into this analysis because sufficient time has passed since its inception to effectively examine the results of the program in a comparable fashion to NIP. Both NIP and NSP are likely to demonstrate similar results once a similar time period elapses following demolition.

The key findings of this study are as follows:

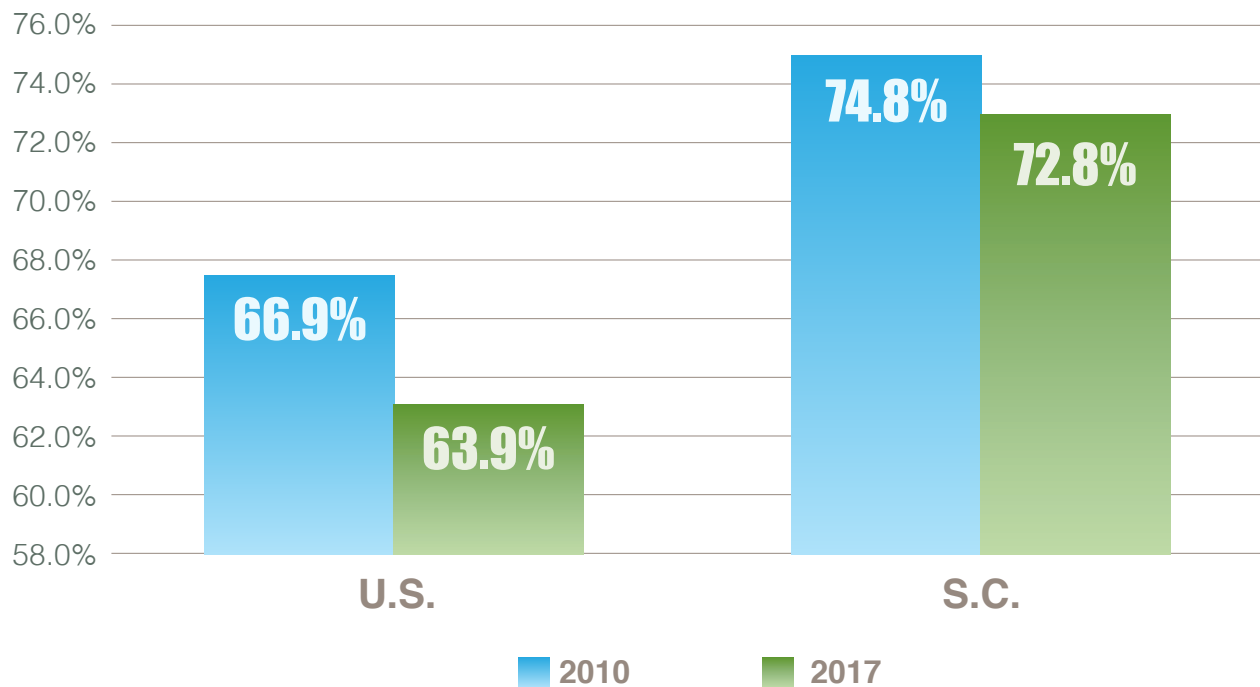
- All benefits associated with NIP and other federally funded programs that are documented in this report are likely to increase over time, which reflects the conservative nature of the estimates presented. By helping stabilize property values, NIP helps to prevent future foreclosures for existing property owners and assist communities by acting as a catalyst to initiate redevelopment and revitalization in areas suffering from blight and decline. The demolition of blighted properties can also help to preserve existing neighborhoods. To the extent that NIP and other federally funded programs will increase the likelihood of any of these activities, its impact will continue to grow in the future.
- NIP and other federally funded programs have directly affected 1,270 housing units throughout South Carolina since 2009. This includes the removal of 904 blighted units specifically through NIP.
- Approximately 29,000 residential properties are located within one-eighth of a mile of one of the 1,270 housing units directly affected. Each of these 29,000 properties is estimated to be benefitting from these federally funded programs through an increase in value – an increase that would not have occurred otherwise. In sum, these properties represent about \$2.8 billion in property value.
- Current empirical results within the economics literature suggest that property improvements (i.e., the removal of a blighted unit) have a positive impact – or spillover effect – on adjacent properties within one-eighth of a mile of between 1.12 and 3.15 percent. This implies that NIP and other federally funded programs have preserved between \$31 million and \$90 million in property value in South Carolina since 2009.
- The 1,270 housing units directly affected are located within census tracts with populations that are relatively young, more diverse, and have higher rates of poverty when compared to the larger county in which these units are contained. This latter finding – that these programs tend to have disproportionately high impacts on property values in areas with relatively higher poverty – is especially striking given the focus of SC Housing and SCHC on helping to prevent future foreclosures and by providing greater access to affordable housing so that all South Carolinians will have a better opportunity to build wealth for their families.

## Section I – Overview

Homeownership represents one of the primary opportunities for households in the United States to accumulate assets and to build wealth. As of 2016, the largest asset category among all households in the United States was their primary residence, accounting for approximately one-quarter of total household assets.<sup>1</sup> This was followed by business interests (20%), other financial assets (20%), and retirement accounts (15%). This asset ranking has remained relatively constant over time, including the period during the Great Recession since all categories were negatively affected at similar rates between 2007 and 2009.

In South Carolina, homeownership is an even more important component of asset creation and wealth building, as homeownership rates are disproportionately higher in the Palmetto State when compared to the national average. As Figure 1 shows, homeownership rates are not only higher in South Carolina, but homeownership rates have remained more stable throughout the current economic expansion period that followed the Great Recession.

**Figure 1 – Homeownership Rates in the United States and South Carolina<sup>2</sup>**



<sup>1</sup>Source: 2016 Survey of Consumer Finances; <https://www.federalreserve.gov/econres/scindex.htm>

<sup>2</sup>Source: U.S. Census Bureau



The stability of property values is one of the primary reasons why homeownership is such a strong force for asset building and wealth accumulation among households. Access to strong and stable housing markets is essential for the benefits of homeownership to accrue over time. Although housing prices and property values tend to appreciate over time both in the U.S. as a whole and in South Carolina, this has not been the case for every local market. The focus of NIP and NSP is on the removal of blighted properties in strategically targeted areas. Both programs, by helping stabilize property values, also prevent future foreclosures for existing property owners and assist communities by acting as a catalyst to initiate redevelopment and revitalization in areas suffering from blight and decline. The demolition of blighted properties can also help to preserve existing neighborhoods.

The purpose of this study is to specifically estimate the impact of NIP on South Carolina property values. Data were obtained on all 1,270 South Carolina properties that were removed through NIP and NSP since 2009. In this study, improvements to these 1,270 properties were found to be having a positive impact on the property values of the more than 29,000 adjacent properties that are within a one-eighth mile radius of one or more of the 1,270 units directly affected by NIP and NSP. This preservation of property value is estimated to be between \$31 million and \$90 million. This study is organized as follows: Section II describes the methodology used to quantify all estimates, including a review of the data sources used; Section III provides a break down of all results; and Section IV highlights selected demographic characteristics to provide perspective on the South Carolinians who are most likely to be helped by NIP and NSP.

## Section II – Methodology

### Data Collection

In order to assess the impact that NIP and NSP are having on South Carolina property values, appropriate data must first be collected on all housing sales activity within the local regions being examined. In the case of this study, this includes the following information on all individual sales records available in the study areas: parcel ID (a unique property identifier), property address, the most recent sales price, and the most recent sale date. These records can then be matched to the records of all housing units directly affected by NIP and NSP in order to determine the distance between each NIP/NSP unit and all other surrounding properties. Because the demolition of any particular housing unit will have the largest effects on adjacent or nearby properties, determining the correct distances between a NIP/NSP unit and all surrounding properties is a crucial first step in this analysis.

The South Carolina State Housing Finance and Development Authority (SC Housing) and the South Carolina Housing Corporation (SCHC), which oversee the implementation of NIP and NSP in South Carolina, worked with the counties of Anderson, Greenville, Richland, and Spartanburg to collect all available data on housing sales records up through the year 2017. Table 1 summarizes the total number of records collected by county, along with the total number of NIP/NSP units in those counties. Each of the unique property records was geocoded to each NIP/NSP unit so that the distance from each NIP/NSP unit to all 592,673 properties would be known.

**Table 1 – Total Housing Units Examined by County**

County	Number of Unique Properties Examined	Number of NIP/NSP Units
Anderson	120,090	153
Greenville	142,354	116
Richland	178,912	148
Spartanburg <sup>3</sup>	151,317	383
Other S.C.	N/A	470
<b>Total</b>	<b>592,673</b>	<b>1,270</b>

<sup>3</sup>The 383 units reported in Spartanburg County include blighted properties removed by NIP, NSP, and other federally funded programs.

## Quantifying the Positive Impacts on Property Values

One of the most well known economic spillover effects resulting from residential housing foreclosures, delinquencies, vacancies, and otherwise blighted properties is the reduction in market value of the surrounding properties. Although there has been extensive empirical research documenting these impacts, the range of specific estimates varies significantly. Immergluck (2016) provides a review of the literature documenting these effects in various markets that are estimated from the use of advanced hedonic pricing models that have become the primary tools for assessing housing price spillover effects.<sup>4</sup> Table 2 provides a listing of specific estimates of spillover effects that have been published over the last decade referenced by Immergluck. Because the majority of any spillover effects usually impact properties within one-eighth of a mile of the distressed property, this distance is the primary focus of Immergluck's review. For example, Table 2 highlights the main finding from Griswold et al. (2014) that in Cleveland, Ohio, a tax delinquent or foreclosed property within one-eighth of a mile of the average house will decrease the market value of that house by 3.07 percent.

**Table 2 – Estimated Impacts of Distressed Properties on Adjacent Housing Units Located within 1/8th of a Mile**

Source and Year	Housing Market Examined	Impact of Foreclosure or Delinquency	Impact of Housing Vacancy
Whitaker & Fitzpatrick (2014)	Cleveland	-5.20%	N/A
Alm et al., (2014)	Chicago	-3.40%	N/A
Griswold & Norris (2007)	Cleveland	-2.26%	N/A
Whitaker and Fitzpatrick (2013)	Cleveland	-1.80%	-1.80%
Griswold et al., (2014)	Cleveland	-3.07%	-0.83%
Mikelbank (2008)	Columbus	N/A	-1.35%
Han (2014)	Baltimore	N/A	-0.32%
Gerardi et al., (2012)	Multiple (15 cities)	N/A	-1.30%
<b>Mean Impact</b>	<b>N/A</b>	<b>-3.15%</b>	<b>-1.12%</b>

For the purposes of this study, the average estimates across all studies cited by Immergluck are used in all calculations that estimate the impact that NSP and NIP have on improving surrounding property values. Note that there are two average estimates displayed in Table 2: -1.12 percent and -3.15 percent. These are used to determine the lower and upper bounds on the estimates of any improved property values. In other words, this study assumes that the effect resulting from the removal of a blighted property will positively affect the value of properties within a 1/8th mile radius by between 1.12 and 3.15 percent.

<sup>4</sup>Source: Immergluck, D. The Cost of Vacant and Blighted Properties in Atlanta: A Conservative Analysis of Service and Spillover Costs; Prepared for the City of Atlanta and the Center for Community Progress, January 2016.



### *Examining the Effects of NIP/NSP Outside of the Four-County Region*

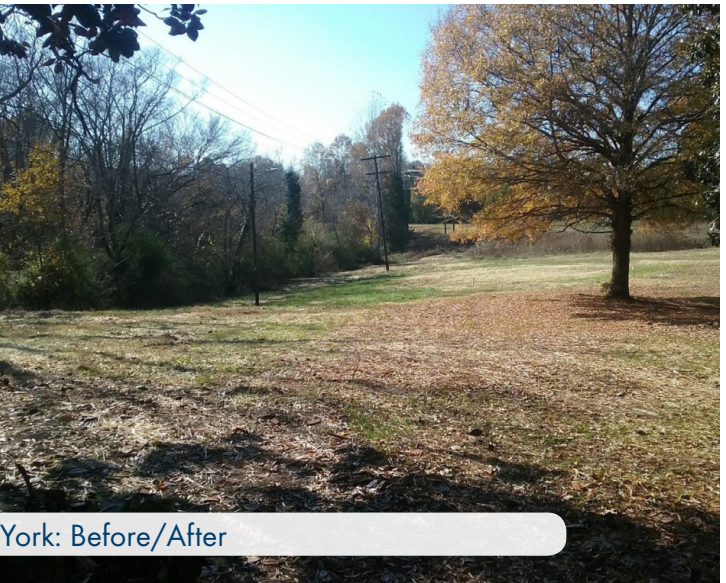
The process outlined above allows for a specific estimation of the impact that properties affected by NIP and NSP would have on surrounding property values within 1/8th of a mile. Unfortunately, however, this only applies to the four counties for which records on housing sales or market values are available: Anderson, Greenville, Richland, and Spartanburg. Although 470 additional properties were affected by NIP between 2015 and 2017 in the remaining federally funded counties, the lack of availability of any housing sales or market valuation records in these counties prevents any specific estimation regarding how many properties are within a 1/8th mile radius of each NIP/NSP affected unit as well as how much those properties are valued.

The alternative method utilized for capturing the impact of these NIP/NSP units on the surrounding property values was to first collect data on median housing values and housing density for each South Carolina census tract. These data were then used to estimate, by census tract, the average number of properties that are within 1/8th of a mile of a given housing unit within each census tract. Thus, for a given NIP/NSP affected unit in a particular census tract, data on the average number of adjacent properties could be used along with the median housing value in that census tract to estimate the impact that the NIP/NSP affected unit would have. Note that census tracts for each NIP/NSP affected unit were obtained as part of the geocoding process outlined above and manual inspections of all addresses were conducted to minimize duplication of overlapping areas.

## Property Improvements Resulting from NIP: Examples 1 - 3



17 Travora Circle, York: Before/After



19 Travora Circle, York: Before/After



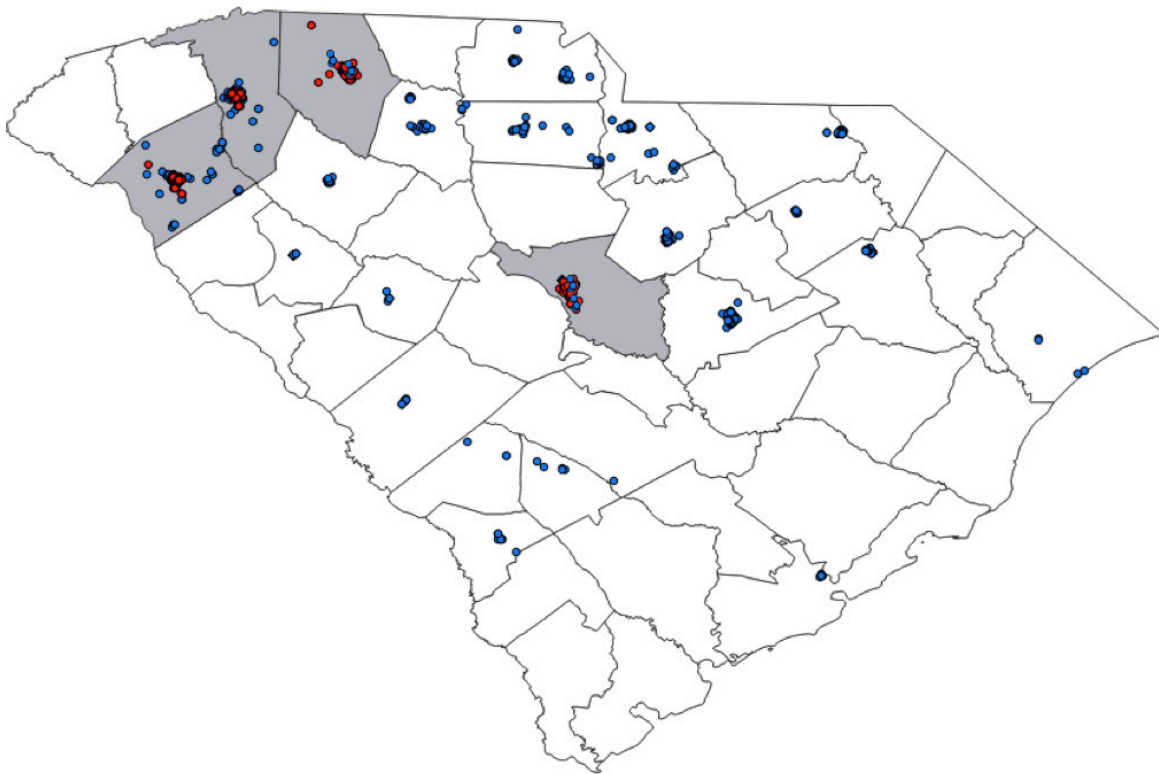
64 Oak Street, Great Falls: Before/After

## Section III – Primary Results

Using the methodology outlined in Section II above, this study estimates that NIP and NSP have, collectively, generated a total of between \$31 million and \$90 million in preserved property value across more than 29,000 housing units in the state of South Carolina since 2009. These estimates are the result of specific changes made to 1,270 housing units – that is – through removal of blighted units. Figure 2 provides a visual overview of these 1,270 properties to highlight where in South Carolina they are most concentrated. Note that the four counties highlighted in grey (Anderson, Greenville, Spartanburg, and Richland – from left to right) contain the NSP-demolished properties, while NIP-affected properties are more dispersed throughout the state.

**Figure 2 – Housing Units Directly Affected by NIP or NSP**

*Note: Red denotes NSP-affected properties; blue denotes NIP-affected properties*



Tables 3 and 4 summarize these estimated preserved property values by South Carolina county, including the number of units demolished by each program, the number of affected properties within 1/8th of a mile, the total value of these affected properties, and the estimated range of increases in property values that have emerged as the result of these property alterations by NIP and NSP. This is then followed by a more specific examination of these results by each program and region. Note that all estimates of increased property values are a function of (1) the number of NIP/NSP affected units, (2) the local housing density (i.e., the number of units within 1/8th of a mile of the affected units), and (3) the amount of time that has passed since the demolition (i.e., more time generally implies that more redevelopment of the surrounding area has occurred, which in turn helps to further improve property values).

**Table 3 – Estimated Preserved Property Values Resulting from NIP: County Breakout**

	Anderson	Greenville	Richland	Spartanburg	Other S.C.	Totals
NIP-Affected Units	89	56	102	187	470	904
Affected Properties within 1/8th of a Mile	9,866	882	2,049	2,290	N/A	15,087
Total Value of Affected Properties	\$526.6M	\$110.7M	\$96.3M	\$155.0M	\$651.8M	\$1.5B
Preserved Property Value (Lower Bound)	\$5.9M	\$1.2M	\$1.1M	\$1.7M	\$7.3M	\$17.2M
Preserved Property Value (Upper Bound)	\$16.6M	\$3.5M	\$3.0M	\$4.9M	\$20.7M	\$48.7M

**Table 4 – Estimated Preserved Property Values Resulting from NSP: County Breakout**

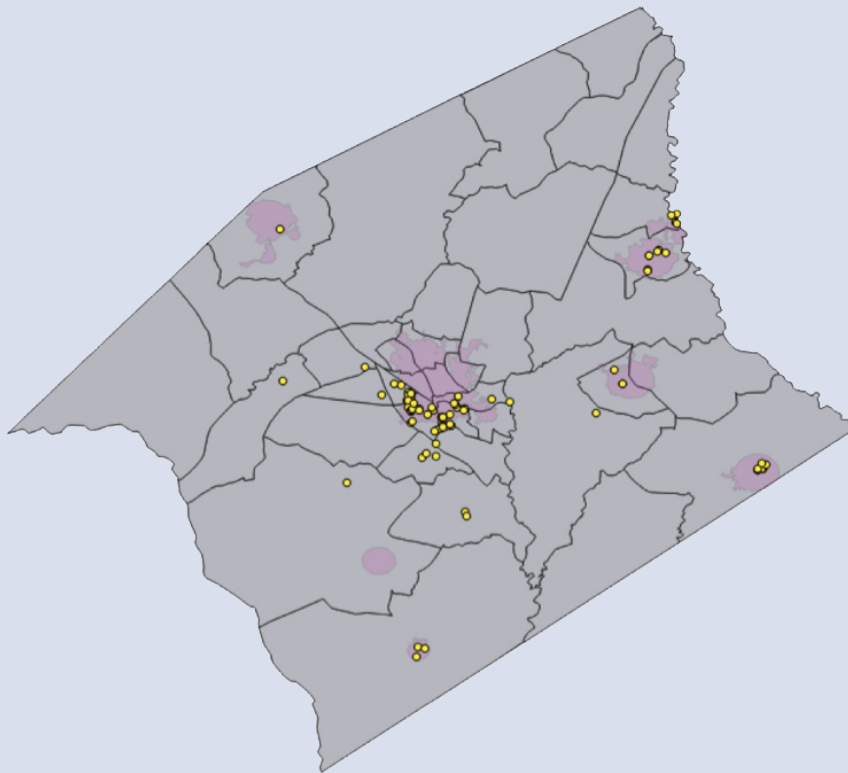
	Anderson	Greenville	Richland	Spartanburg <sup>5</sup>	Totals
# of NSP-Affected Units	64	60	46	196	366
Affected Properties within 1/8th of a Mile	4,086	3,136	2,521	4,253	13,996
Total Value of Affected Properties	\$242.7M	\$352.1M	\$186.0M	\$538.5M	\$1.3B
Preserved Property Value (Lower Bound)	\$2.7M	\$3.9M	\$2.1M	\$6.0M	\$14.7M
Preserved Property Value (Upper Bound)	\$7.7M	\$11.1M	\$5.9M	\$17.0M	\$41.7M

<sup>5</sup>The 196 units reported in Spartanburg County include blighted properties removed by NSP and other federally funded programs.

## Neighborhood Initiative Program (NIP) – Anderson County<sup>6</sup>

NIP funded the removal of 89 blighted units in Anderson County through NIP since the year 2016. These 89 units, in the aggregate, were located within 1/8th of a mile of 9,866 other Anderson County residential properties whose property values were estimated to have improved following the removal of the blighted units. Figures 3 and 4 show a map of Anderson County along with the approximate locations of these properties. Note that every property that experiences an increase in property value as a result of the removal of NIP-identified blighted units is located within 1/8th of a mile of a blighted unit. The 9,866 residential properties shown in Figure 4 are estimated to total \$526.6 million in total property value. Thus, this study estimates that NIP preserved between \$5.9 million and \$16.6 million in property values in Anderson County as a result of removing the 89 blighted units. These estimates are displayed in Figure 5.

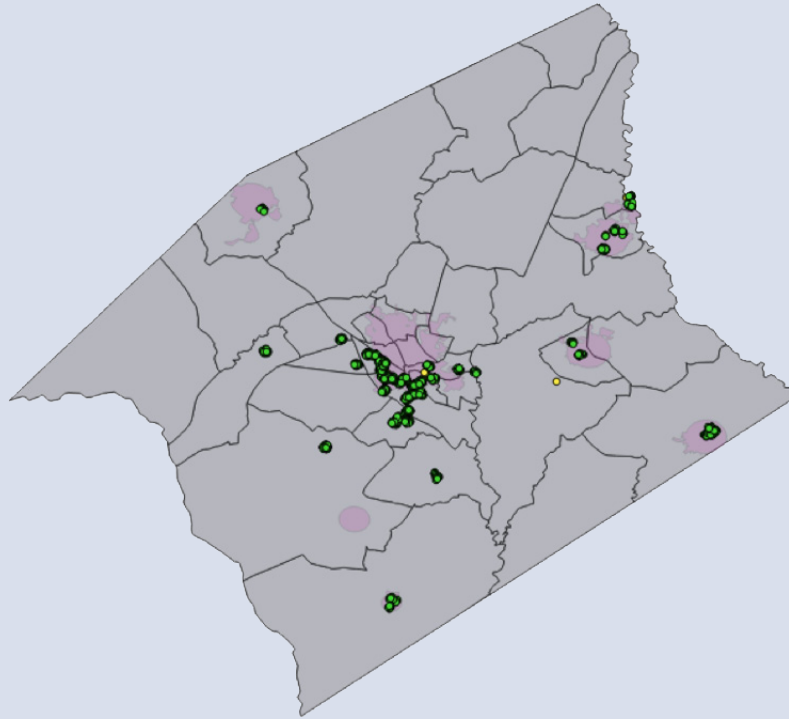
**Figure 3 – Blighted Units as Identified by NIP in Anderson County<sup>7</sup>**



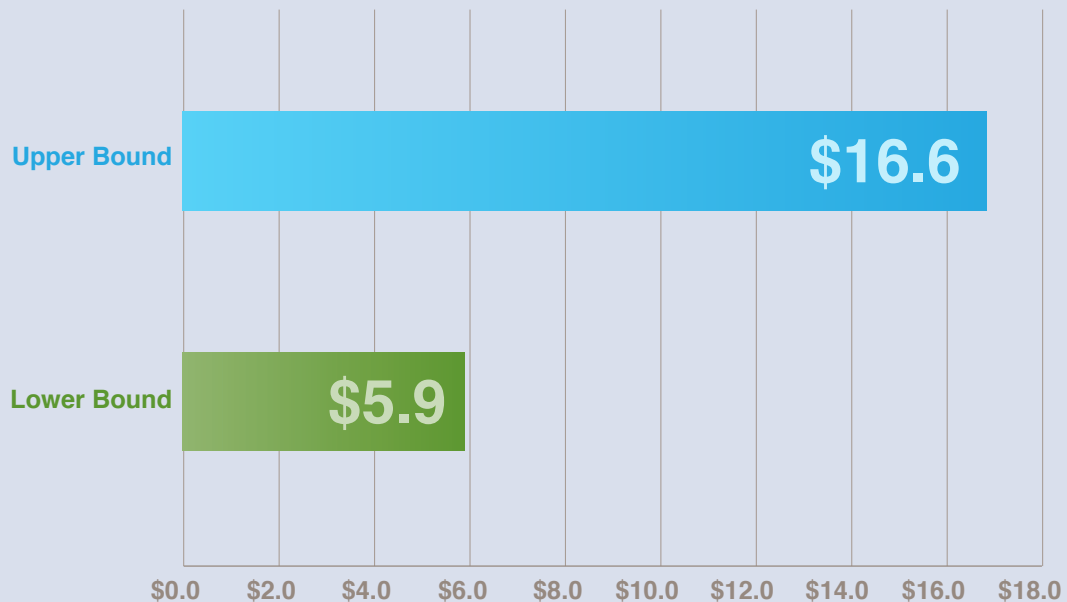
<sup>6</sup>Includes properties within the City of Anderson

<sup>7</sup>Areas highlighted in purple (across all maps in this report) represent municipalities within those counties.

**Figure 4 – Properties Positively Impacted as a Result of NIP Blighted Unit Removal in Anderson County**



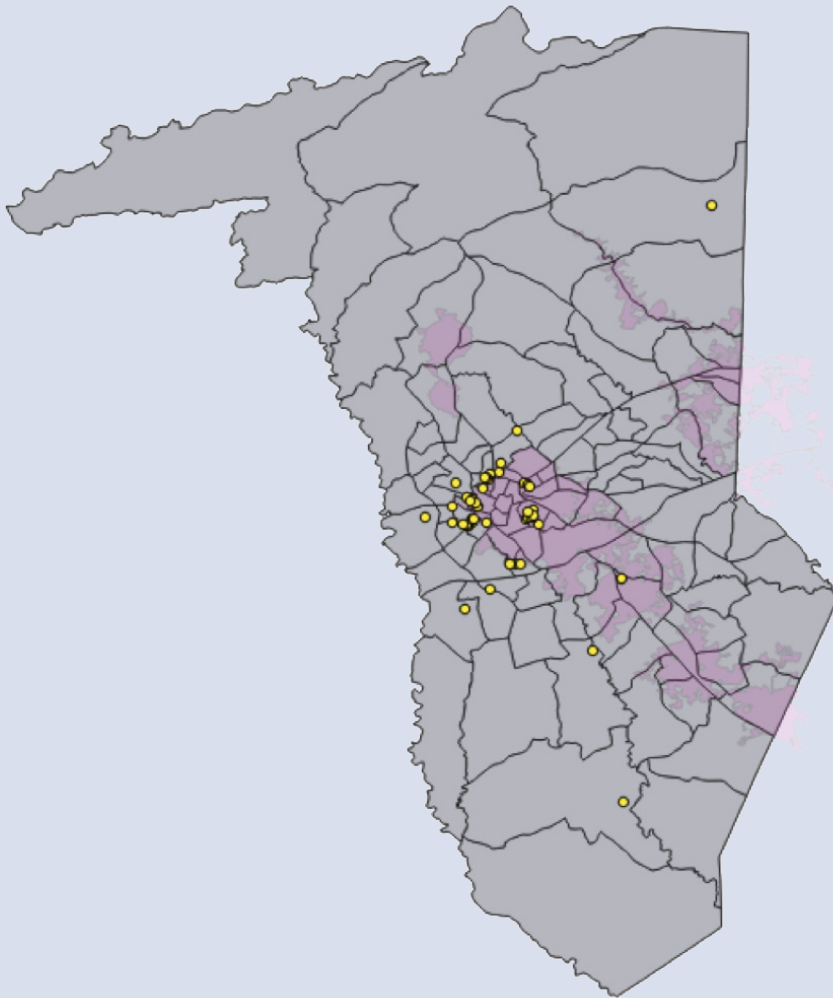
**Figure 5 – Preserved Property Values: NIP in Anderson County**  
Note: In Millions of Dollars



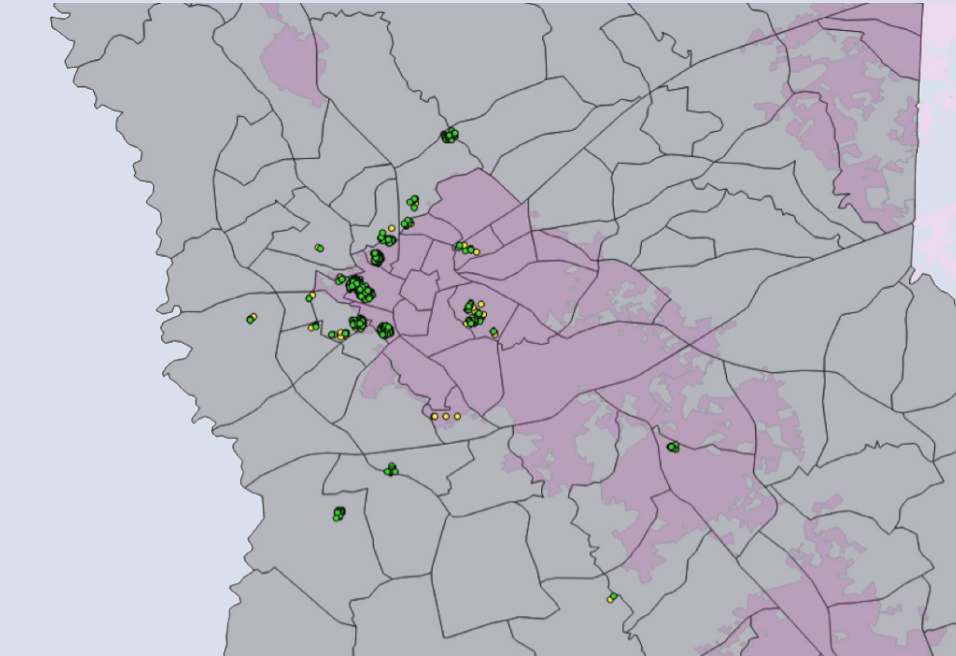
## Neighborhood Initiative Program (NIP) – Greenville County

NIP funded the removal of 56 blighted units in Greenville County through NIP since the year 2016. These 56 units, in the aggregate, were located within 1/8th of a mile of 882 other Greenville County residential properties whose property values were estimated to have improved following the removal of the blighted units. Figures 6 and 7 show a map of Greenville County along with the approximate locations of these properties. Note that every property that experiences an increase in property value as a result of the removal of NIP-identified blighted units is located within 1/8th of a mile of a blighted unit. The 882 residential properties shown in Figure 7 are estimated to total \$110.7 million in total property value. Thus, this study estimates that NIP preserved between \$1.2 million and \$3.5 million in property values in Greenville County as a result of removing the 56 blighted units. These estimates are displayed in Figure 8.

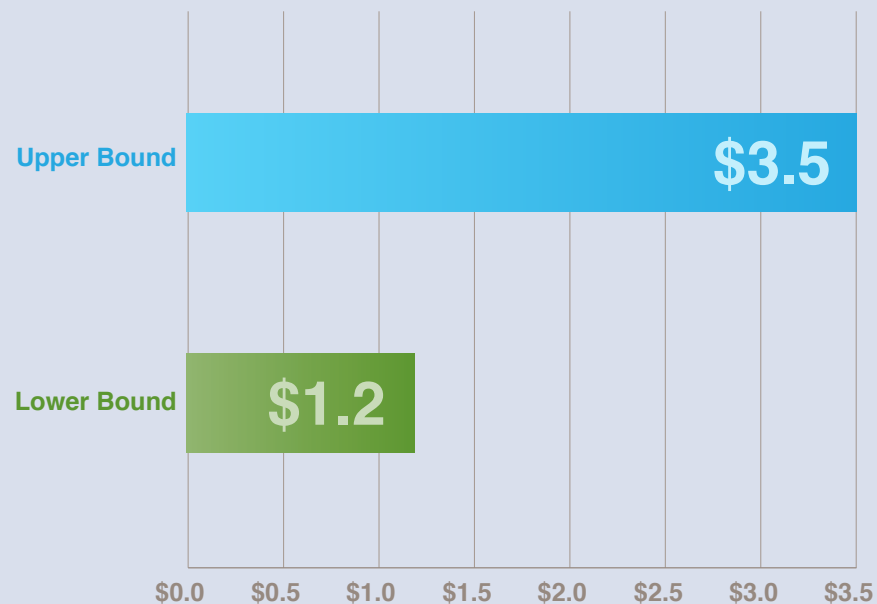
**Figure 6 – Blighted Units as Identified by NIP in Greenville County**



**Figure 7 – Properties Positively Impacted as a Result of NIP Blighted Unit Removal in Greenville County**



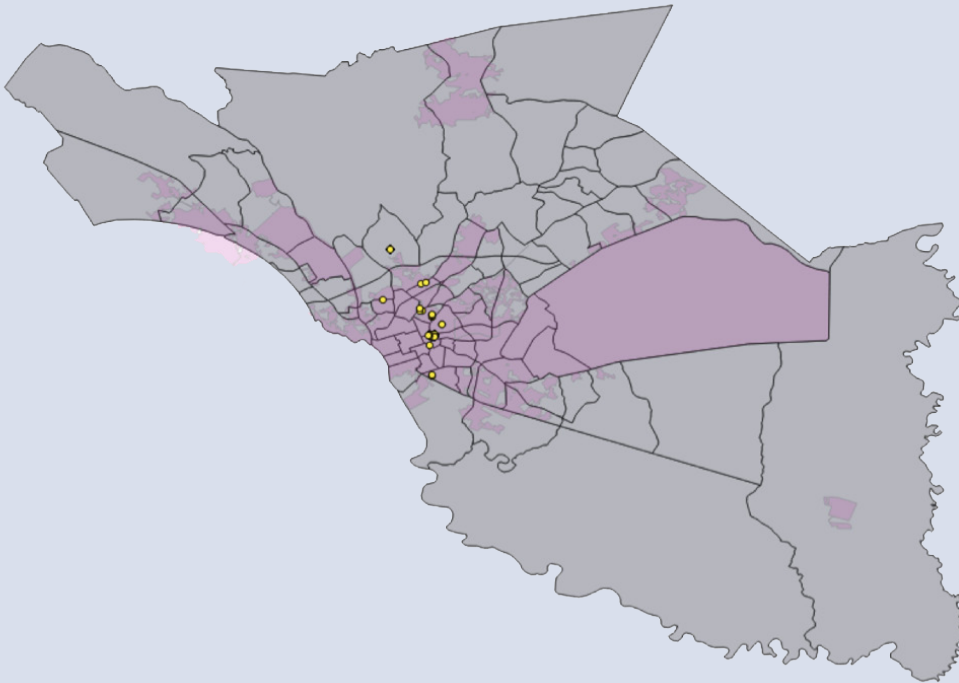
**Figure 8 – Preserved Property Values: NIP in Greenville County**  
Note: In Millions of Dollars



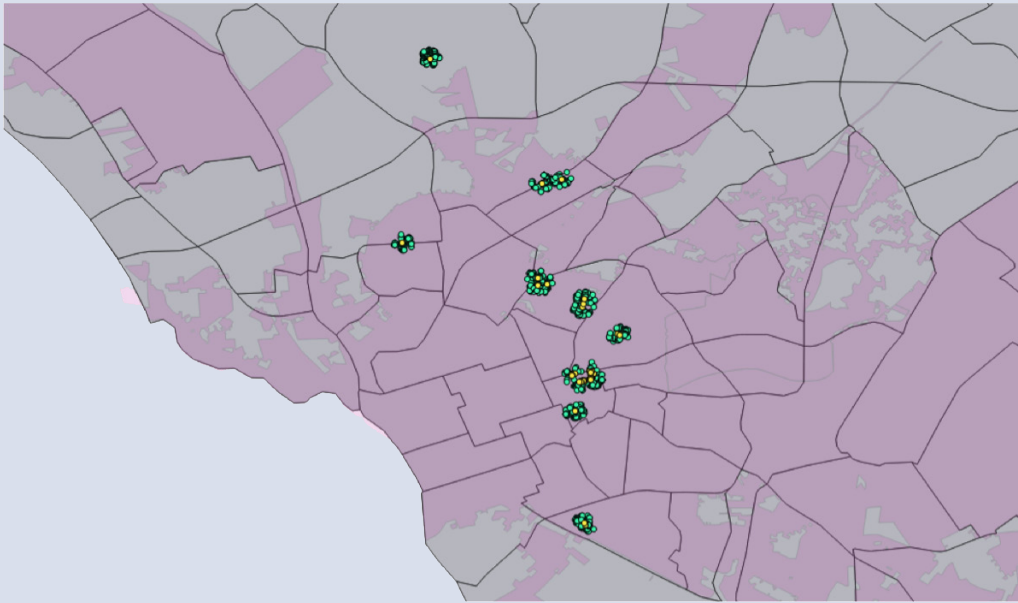
## Neighborhood Initiative Program (NIP) – Richland County

NIP funded the removal of 102 blighted units in Richland County through NIP since the year 2016. These 102 units, in the aggregate, were located within 1/8th of a mile of 2,049 other Richland County residential properties whose property values were estimated to have improved following the removal of the blighted units. Figures 9 and 10 show a map of Richland County along with the approximate locations of these properties. Note that every property that experiences an increase in property value as a result of the removal of NIP-identified blighted units is located within 1/8th of a mile of a blighted unit. The 2,049 residential properties shown in Figure 10 are estimated to total \$96.3 million in total property value. Thus, this study estimates that NIP preserved between \$1.1 million and \$3.0 million in property values in Richland County as a result of removing the 102 blighted units. These estimates are displayed in Figure 11.

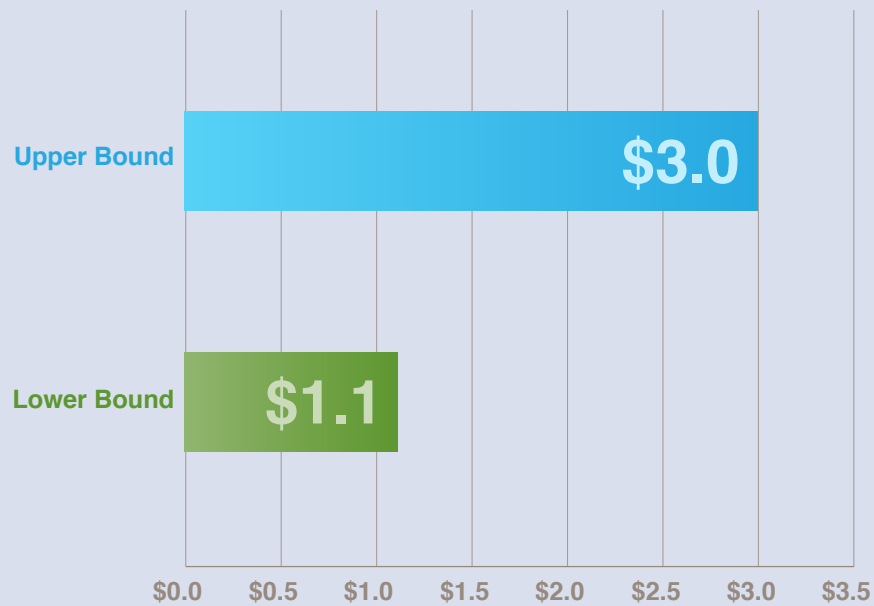
**Figure 9 – Blighted Units as Identified by NIP in Richland County**



**Figure 10 – Properties Positively Impacted as a Result of NIP Blighted Unit Removal in Richland County**



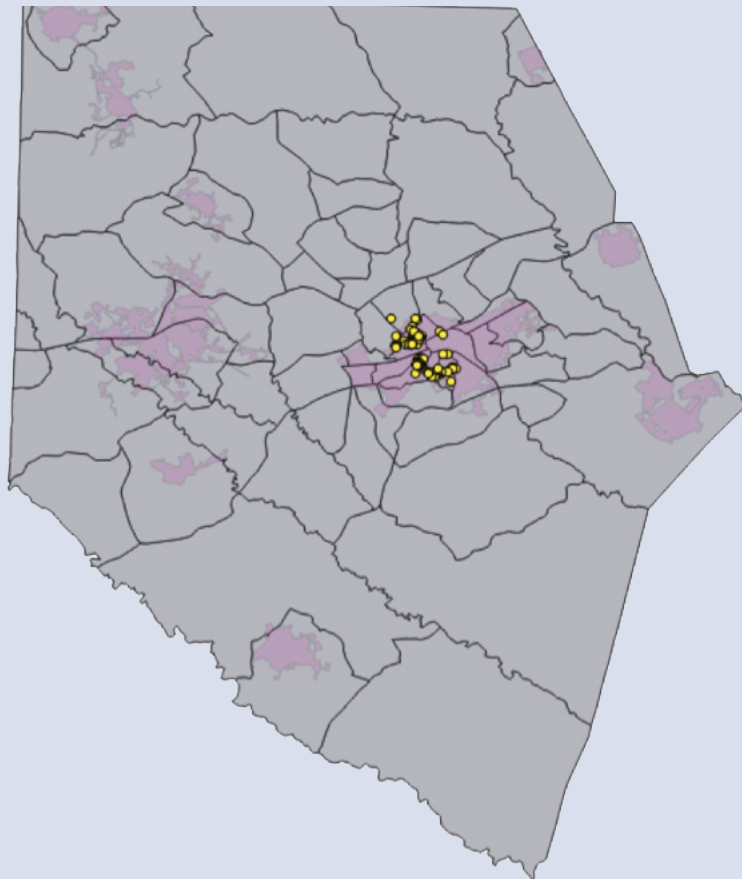
**Figure 11 – Preserved Property Values: NIP in Richland County**  
Note: In Millions of Dollars



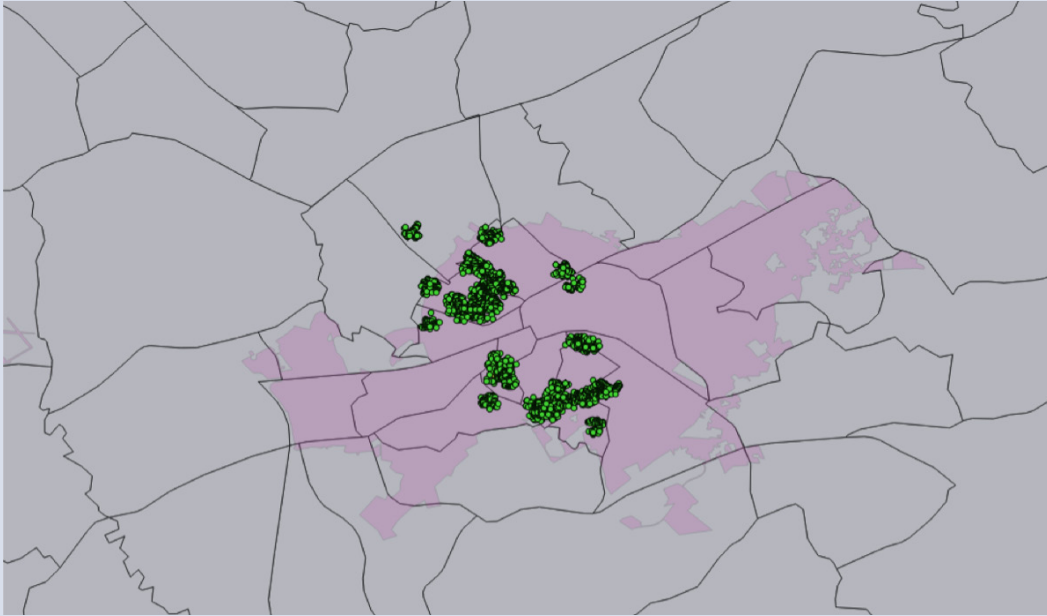
## Neighborhood Initiative Program (NIP) – Spartanburg County

NIP funded the removal of 187 blighted units in Spartanburg County through NIP since the year 2016. These 187 units, in the aggregate, were located within 1/8th of a mile of 2,290 Spartanburg County residential properties whose property values were estimated to have improved following the removal of the blighted units. Figures 12 and 13 show a map of Spartanburg County along with the approximate locations of these properties. Note that every property that experiences an increase in property value as a result of the removal of NIP-identified blighted units is located within 1/8th of a mile of a blighted unit. The 2,290 residential properties shown in Figure 13 are estimated to total \$155.0 million in total property value. Thus, this study estimates that NIP preserved between \$1.7 million and \$4.9 million in property values in Spartanburg County as a result of removing the 187 blighted units. These estimates are displayed in Figure 14.

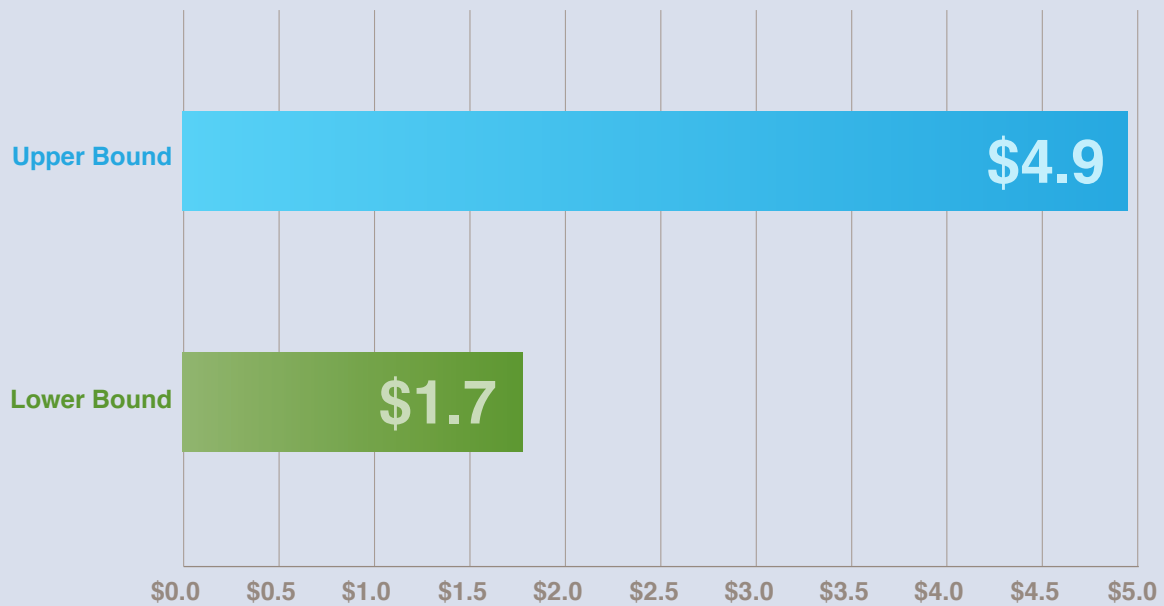
**Figure 12 – Blighted Units as Identified by NIP in Spartanburg County**



**Figure 13 – Properties Positively Impacted as a Result of NIP Blighted Unit Removal in Spartanburg County**



**Figure 14 – Preserved Property Values: NIP in Spartanburg County**  
Note: In Millions of Dollars



## Property Improvements Resulting from NIP: Examples 4 - 6



94 White Oak Street, Chester: Before/After



209 Shady Street, Jonesville: Before/After



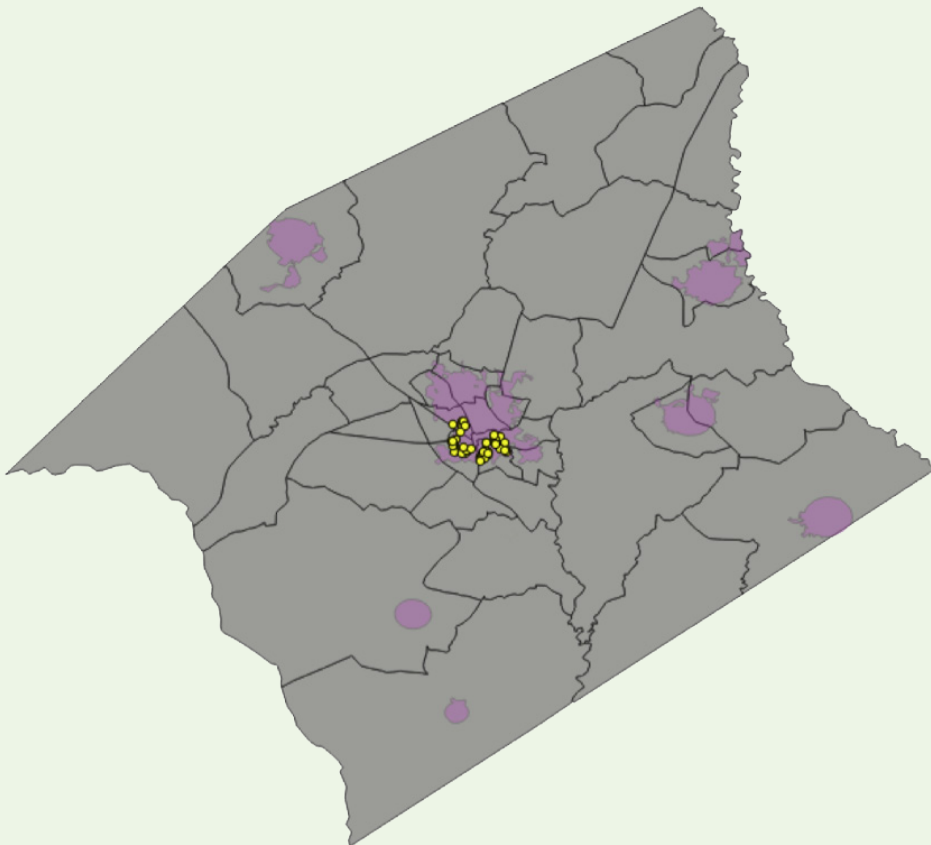
219 Gallman Street, Jonesville: Before/After



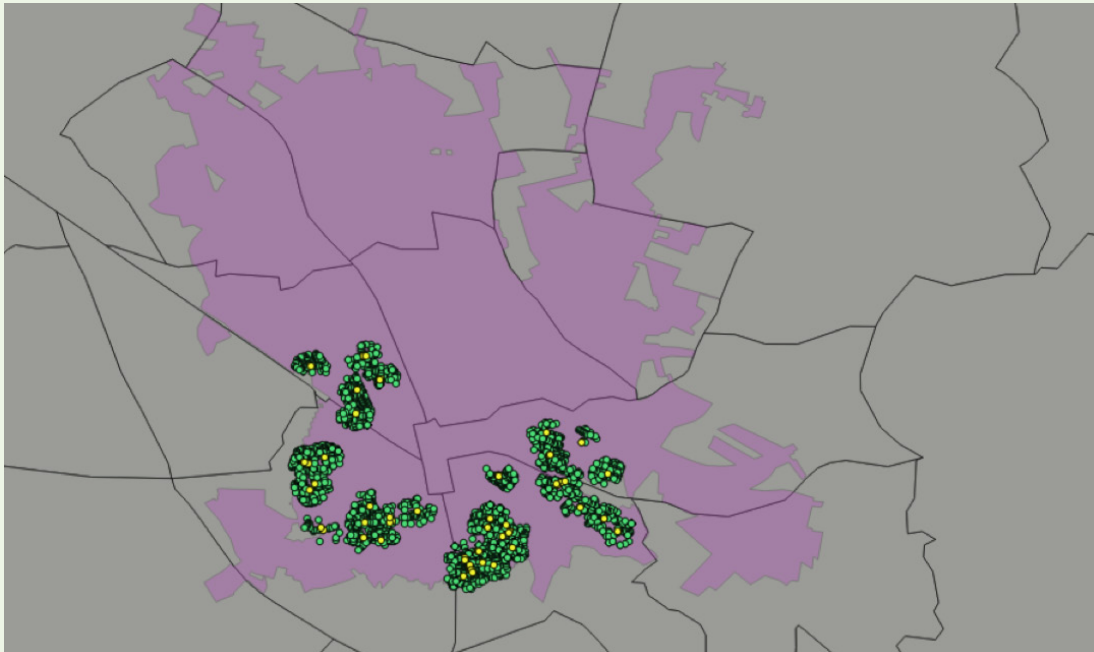
## Neighborhood Stabilization Program (NSP) – City of Anderson

SC Housing funded the removal of 64 distressed housing units located within or near the City of Anderson through NSP since the year 2009. These 64 units, in the aggregate, were located within 1/8th of a mile of 4,086 City of Anderson residential properties whose property values were estimated to have improved following the removal of the blighted units. Figures 15 and 16 show a map of the City of Anderson along with the approximate locations of these properties. Note that every property that experiences an increase in property value as a result of the removal of NSP-identified distressed units is located within 1/8th of a mile of a distressed unit. The 4,086 residential properties shown in Figure 16 are estimated to total \$242.7 million in total property value. Thus, this study estimates that NSP preserved between \$2.7 million and \$7.7 million in property values in the City of Anderson as a result of removing the 64 blighted units. These estimates are displayed in Figure 17.

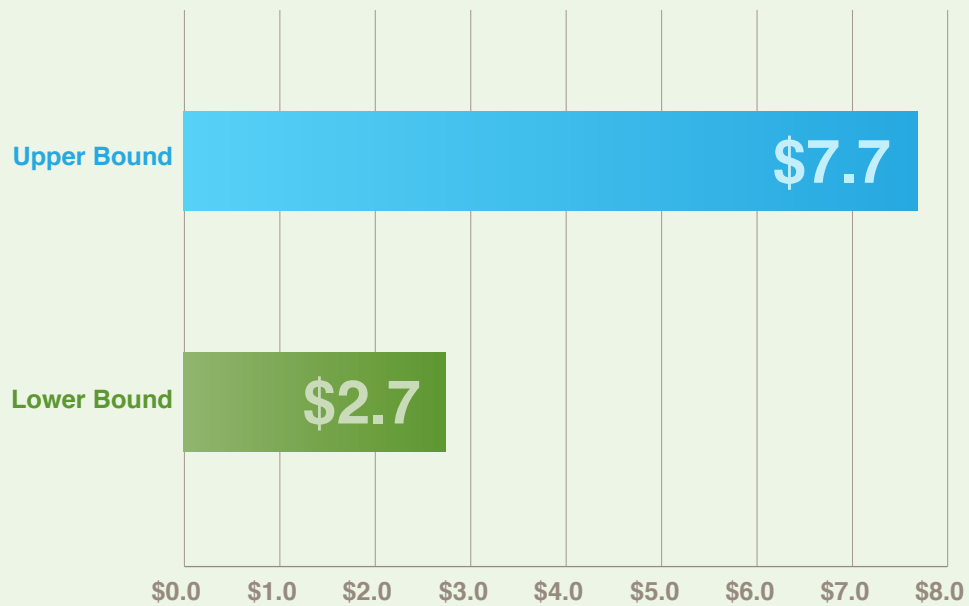
**Figure 15 – Blighted Units as Identified by NSP in the City of Anderson**



**Figure 16 – Residential Properties Positively Impacted as a Result of NSP Blighted Unit Removal in the City of Anderson**



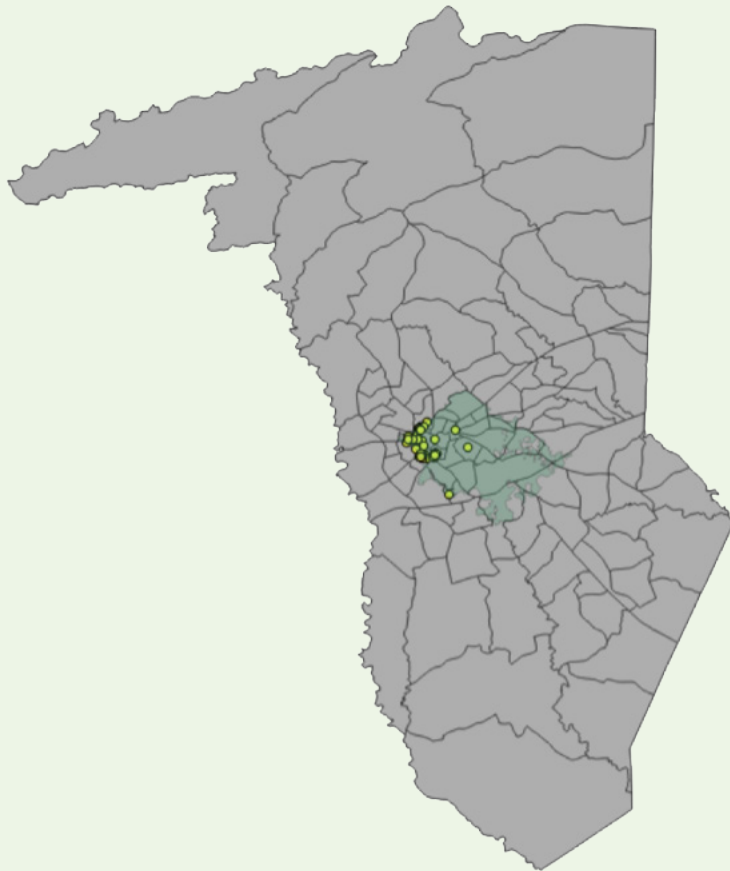
**Figure 17 – Preserved Property Values: NSP in the City of Anderson**  
Note: In Millions of Dollars



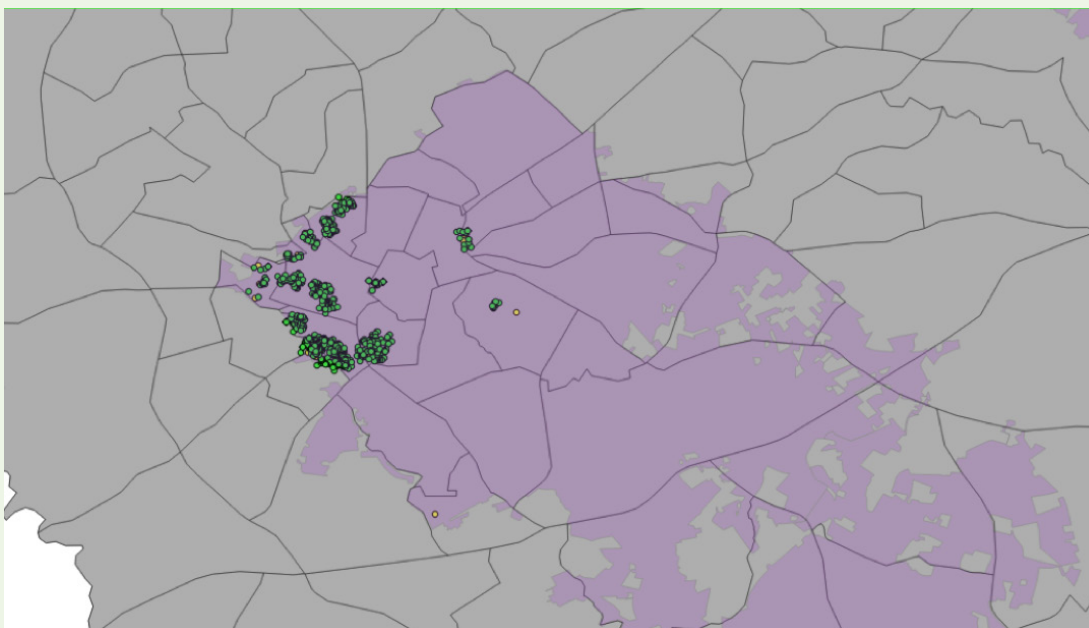
## Neighborhood Stabilization Program (NSP) – City of Greenville

SC Housing funded the removal of 60 distressed housing units in the City of Greenville through NSP since the year 2009. These 60 units, in the aggregate, were located within 1/8th of a mile of 3,136 City of Greenville residential properties whose property values were estimated to have improved following the removal of the blighted units. Figures 18 and 19 show a map of the City of Greenville along with the approximate locations of these properties. Note that every property that experiences an increase in property value as a result of the removal of NSP-identified distressed units is located within 1/8th of a mile of a distressed unit. The 3,136 residential properties shown in Figure 19 are estimated to total \$352.1 million in total property value. Thus, this study estimates that NSP preserved between \$3.9 million and \$11.1 million in property values in the City of Greenville as a result of removing the 60 blighted units. These estimates are displayed in Figure 20.

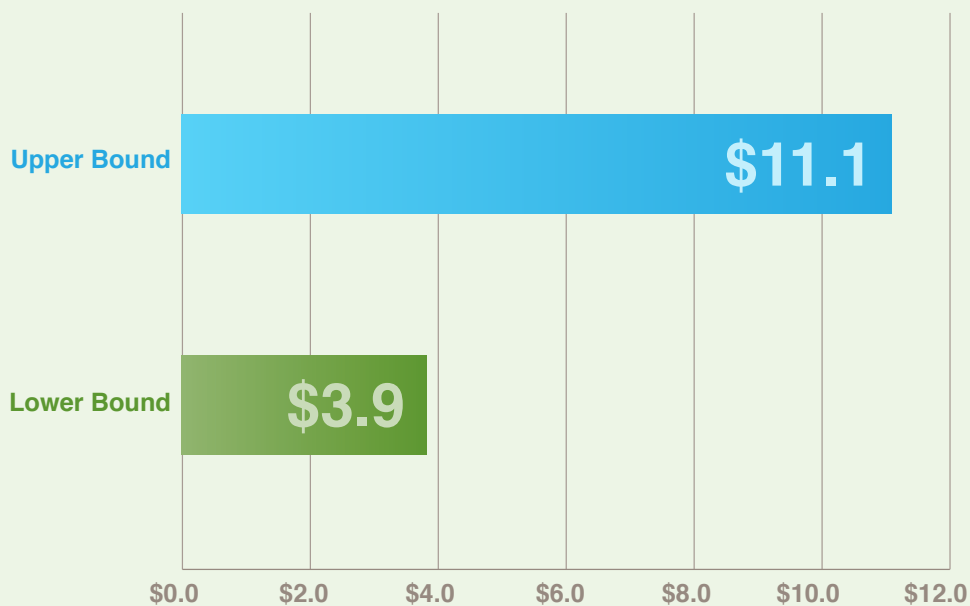
**Figure 18 – Blighted Units as Identified by NSP in the City of Greenville**



**Figure 19 – Residential Properties Positively Impacted as a Result of NSP Blighted Unit Removal in the City of Greenville**



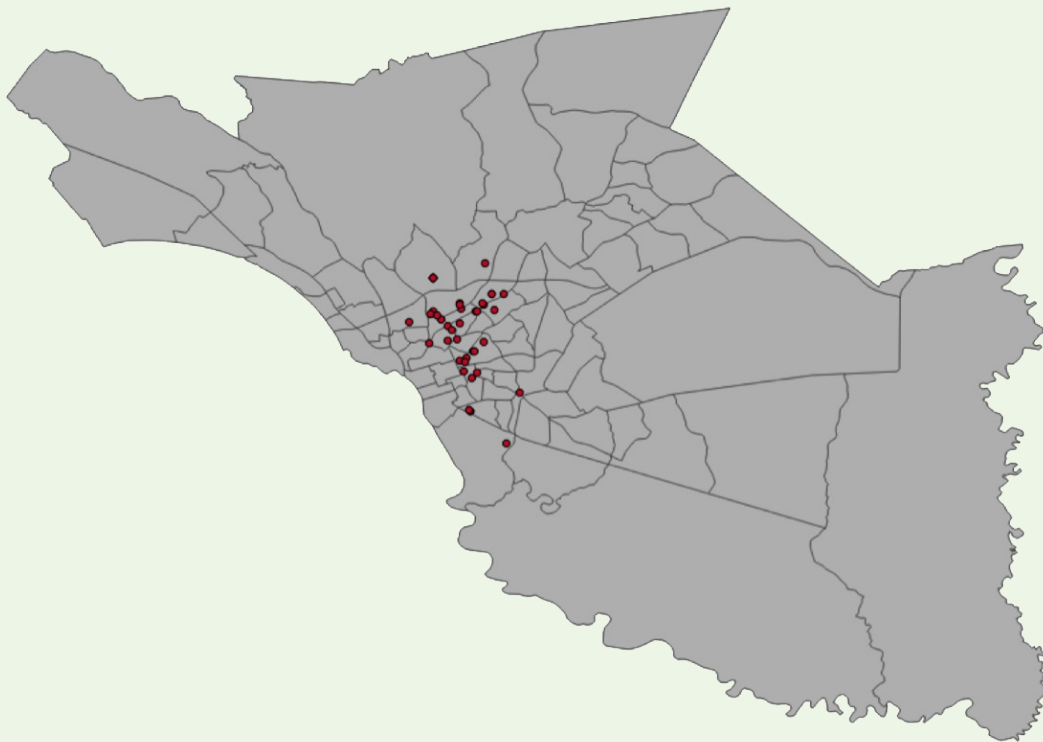
**Figure 20 – Preserved Property Values: NSP in the City of Greenville**  
Note: In Millions of Dollars



## Neighborhood Stabilization Program (NSP) – Richland County<sup>8</sup>

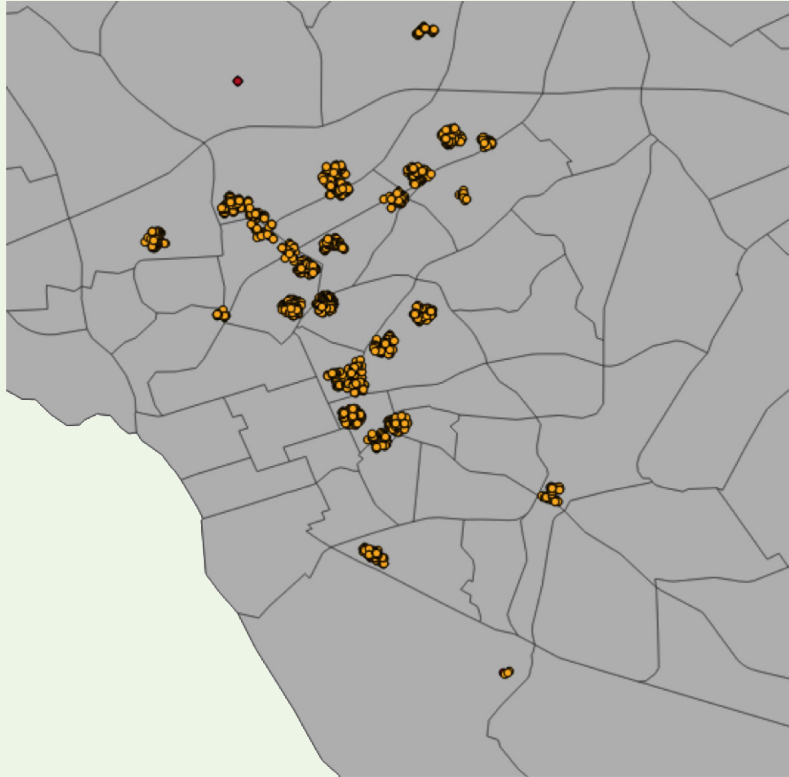
SC Housing funded the removal of 46 distressed housing units in Richland County through NSP since the year 2009. These 46 units, in the aggregate, were located within 1/8th of a mile of 2,521 Richland County residential properties whose property values were estimated to have improved following the removal of the blighted units. Figures 21 and 22 show a map of Richland County along with the approximate locations of these properties. Note that every property that experiences an increase in property value as a result of the removal of NSP-identified distressed units is located within 1/8th of a mile of a distressed unit. The 2,521 residential properties shown in Figure 22 are estimated to total \$186.0 million in total property value. Thus, this study estimates that NSP preserved between \$2.1 million and \$5.9 million in property values in Richland County as a result of removing the 46 blighted units. These estimates are displayed in Figure 23.

**Figure 21 – Blighted Units as Identified by NSP in Richland County/City of Columbia**

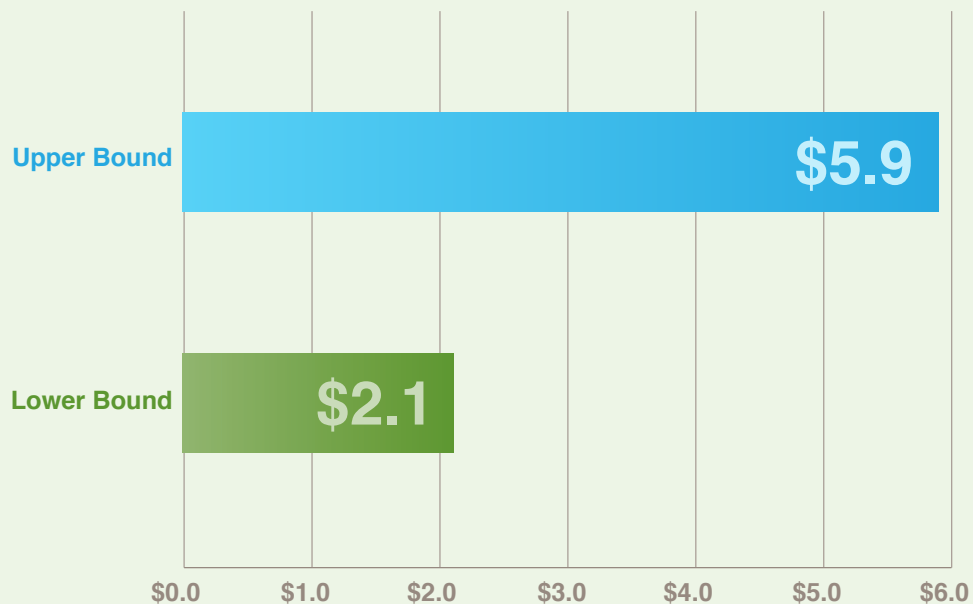


<sup>8</sup>Includes properties within the City of Columbia

**Figure 22 – Residential Properties Positively Impacted as a Result of NSP  
Blighted Unit Removal in Richland County/City of Columbia**



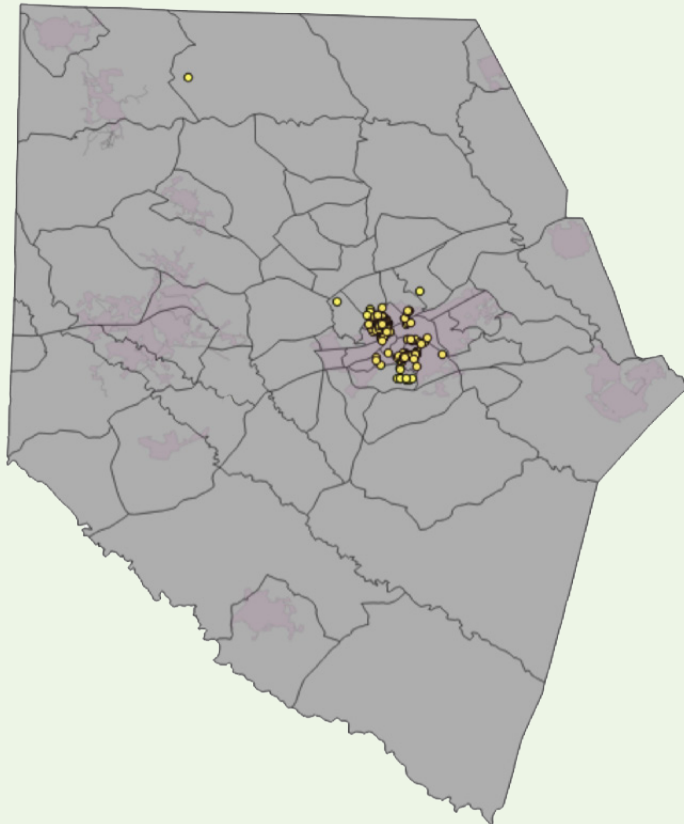
**Figure 23 – Preserved Property Values: NSP in Richland County/City of Columbia**  
Note: In Millions of Dollars



## Neighborhood Stabilization Program (NSP) – City of Spartanburg<sup>9</sup>

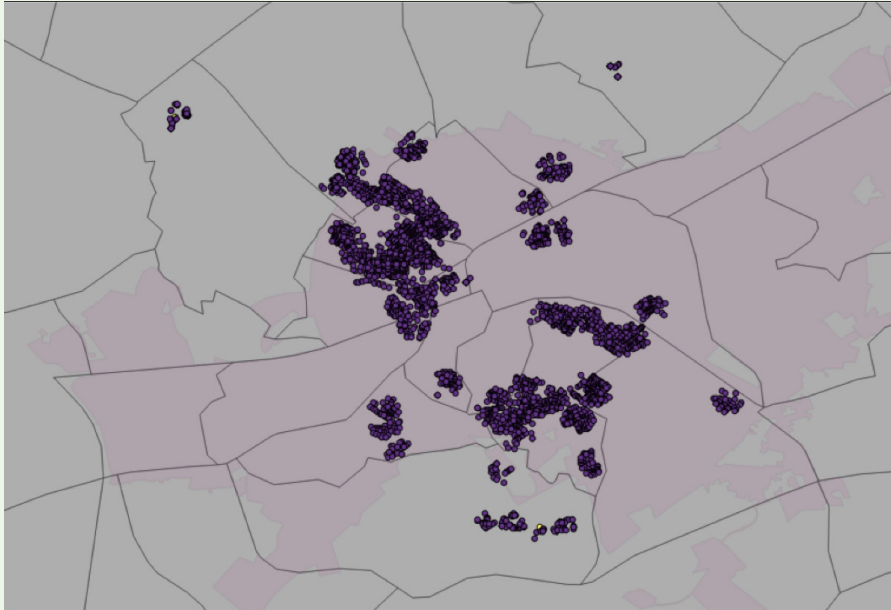
SC Housing funded the removal of 196 distressed housing units in the City of Spartanburg through NSP and other federally funded programs since the year 2009. These 196 units, in the aggregate, were located within 1/8th of a mile of 4,253 City of Spartanburg residential properties whose property values were estimated to have improved following the removal of the blighted units. Figures 24 and 25 show a map of the City of Spartanburg along with the approximate locations of these properties. Note that every property that experiences an increase in property value as a result of the removal of the identified distressed units is located within 1/8th of a mile of a distressed unit. The 4,253 residential properties shown in Figure 25 are estimated to total \$538.5 million in total property value. Thus, this study estimates that NSP and other federally funded programs preserved between \$6.0 million and \$17.0 million in property values in the City of Spartanburg as a result of removing the 196 blighted units. These estimates are displayed in Figure 26.

**Figure 24 – Blighted Units as Identified by NSP in the City of Spartanburg**

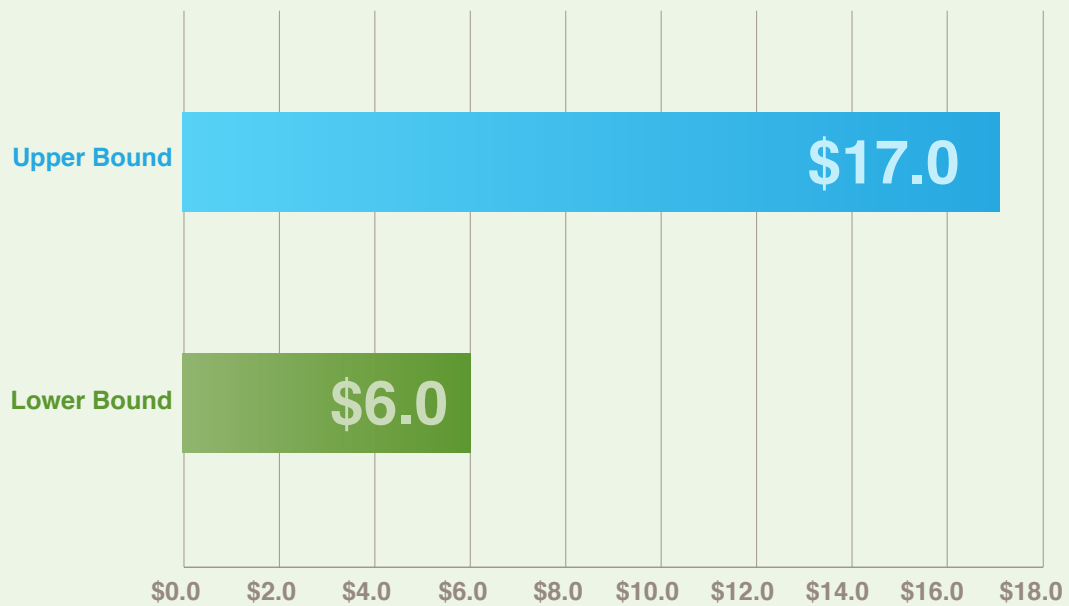


<sup>9</sup>Note: (1) includes additional properties across Spartanburg County; (2) includes blighted properties removed by NSP and other federally funded programs

**Figure 25 – Residential Properties Positively Impacted as a Result of NSP  
Blighted Unit Removal in the City of Spartanburg**



**Figure 26 – Preserved Property Values: NSP in the City of Spartanburg**  
Note: In Millions of Dollars



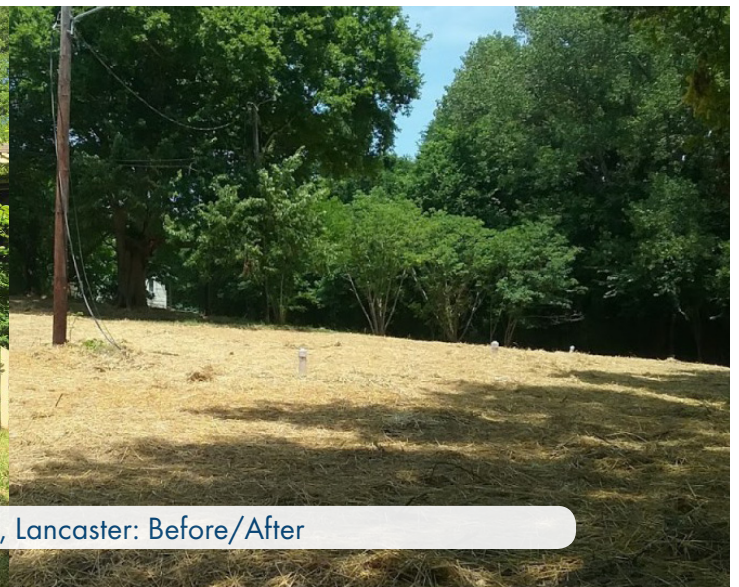
## Property Improvements Resulting from NIP: Examples 7 - 9



2631 Georgetown Road, Great Falls: Before/After



1046-1048 15th Street, Lancaster: Before/After



948 11th Street, Lancaster: Before/After



## Section IV – The Beneficiaries of NIP and NSP

This report estimates that NIP and NSP have jointly helped to preserve between \$31 million and \$90 million in property value since 2009. This total dollar volume is spread across more than 29,000 housing units in South Carolina. In order to assess which South Carolinians are most likely to be experiencing the benefits of NIP and NSP, data were collected from the U.S. Census Bureau detailing the demographic characteristics of all census tracts in South Carolina. For each of the four counties in which the majority of NIP-affected and NSP-affected properties are located, Table 5 compares the age, racial composition, and poverty rate of the county as whole to that of just the census tracts within each county in which NIP-affected and NSP-affected properties are located.

**Table 5 – Demographic Comparisons by County<sup>10</sup>**

	Median Age (Yrs)	% Black	% Hispanic	% White	Poverty Rate
Anderson Census Tracts w/ NIP properties	40.6	21.2%	3.3%	73.0%	27.0%
Anderson Census Tracts w/ NSP properties	40.7	32.5%	3.7%	61.3%	35.2%
All Anderson Census Tracts	40.8	16.1%	3.3%	77.8%	22.0%
Greenville Census Tracts w/ NIP properties	38.3	38.0%	12.9%	47.0%	33.3%
Greenville Census Tracts w/ NSP properties	38.3	56.3%	3.2%	38.1%	33.3%
All Greenville Census Tracts	37.9	18.1%	8.7%	69.3%	22.5%
Richland Census Tracts w/ NIP properties	32.9	68.5%	2.9%	26.5%	33.5%
Richland Census Tracts w/ NSP properties	32.3	63.5%	2.8%	30.4%	34.9%
All Richland Census Tracts	34.8	45.8%	2.2%	43.8%	16.6%
Spartanburg Census Tracts w/ NIP properties	36.1	57.7%	3.8%	36.5%	33.0%
Spartanburg Census Tracts w/ NSP properties	37.7	37.5%	5.5%	53.7%	20.9%
All Spartanburg Census Tracts	38.6	20.9%	6.4%	70.4%	17.0%

An examination of Table 5 reveals that, although not uniformly true, the population living within the census tracts in which NIP-affected and NSP-affected housing units are located tend to be younger, more diverse, and have higher rates of poverty. For example, the census tracts in Anderson county with NIP-affected properties have a median age of 40.6 years, is 21.2 percent Black, 3.3 percent Hispanic, 73.0 percent white, and has a poverty rate of 27.0 percent. This can be explicitly contrasted to the county as a whole that has a median age of 40.8, is 16.1 percent Black, 3.3 percent Hispanic, 77.8 percent white, and has a 22.0 percent poverty rate.

The fact that NIP and NSP tend to have disproportionately high impacts on property values in areas with relatively higher poverty is especially striking given the focus of SC Housing on helping to provide greater access to affordable housing. Figures 27-34 map the individual census tracts in Anderson, Greenville, Richland, and Spartanburg counties – highlighting both the poverty rates in each census tract as well as the extent to which NIP-affected and NSP-affected housing units tend to cluster within high poverty regions of the county.

<sup>10</sup>American Community Survey 5-Year Estimates: 2012-2016

Figure 27 – Poverty Rate by Census Tract with NIP Properties: Anderson County

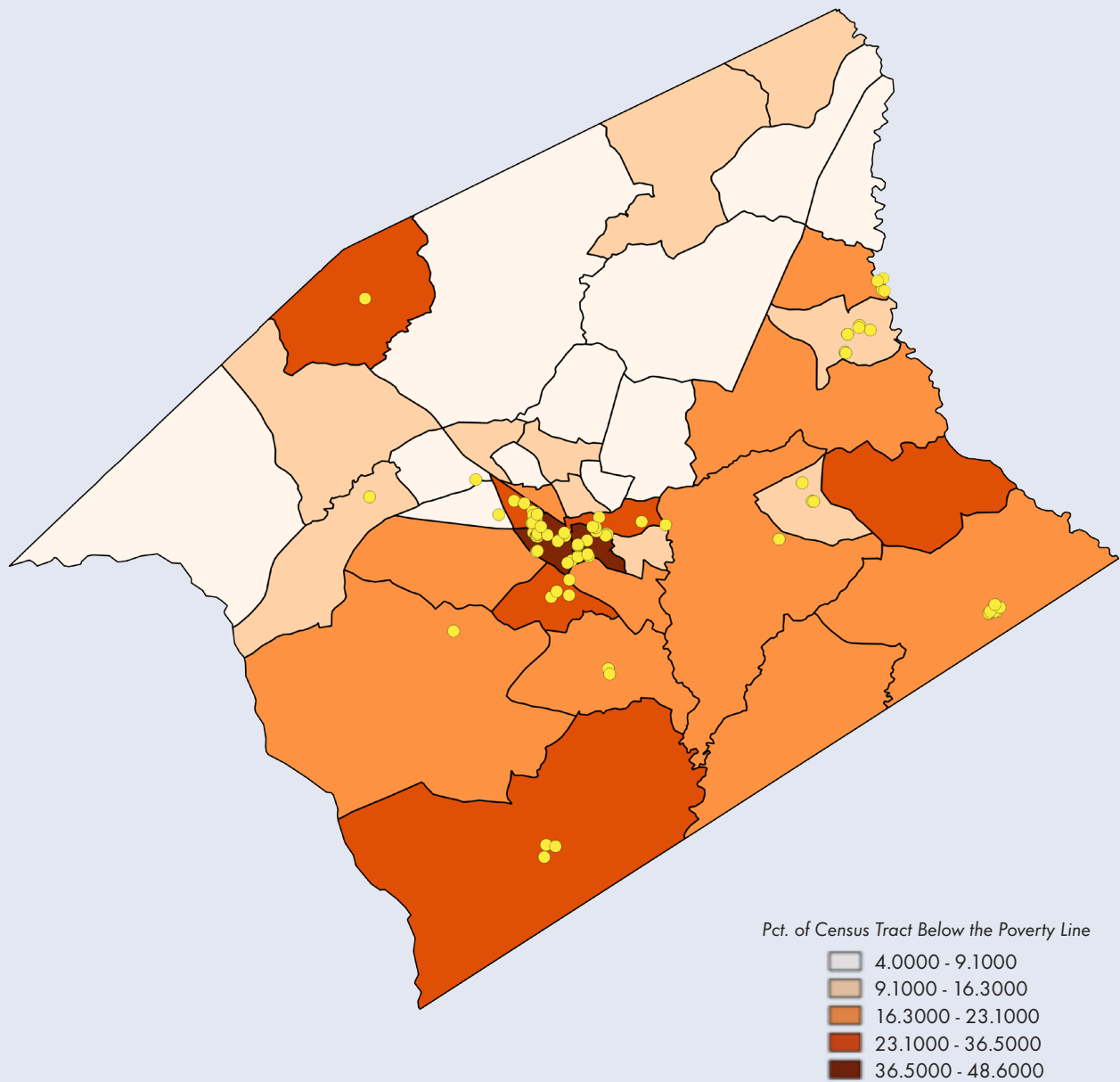


Figure 28 – Poverty Rate by Census Tract with NIP Properties: Greenville County

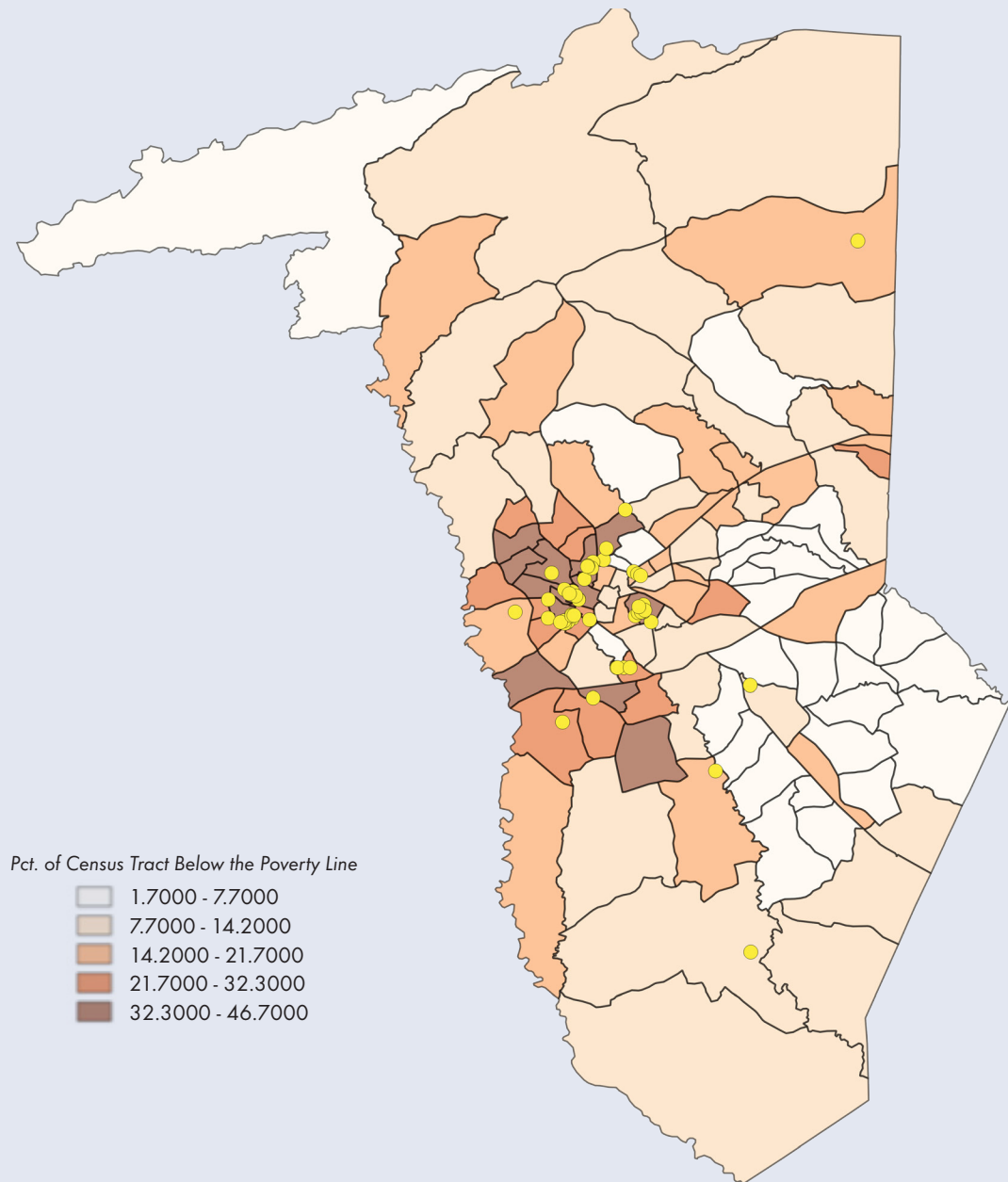


Figure 29 – Poverty Rate by Census Tract with NIP Properties: Richland County

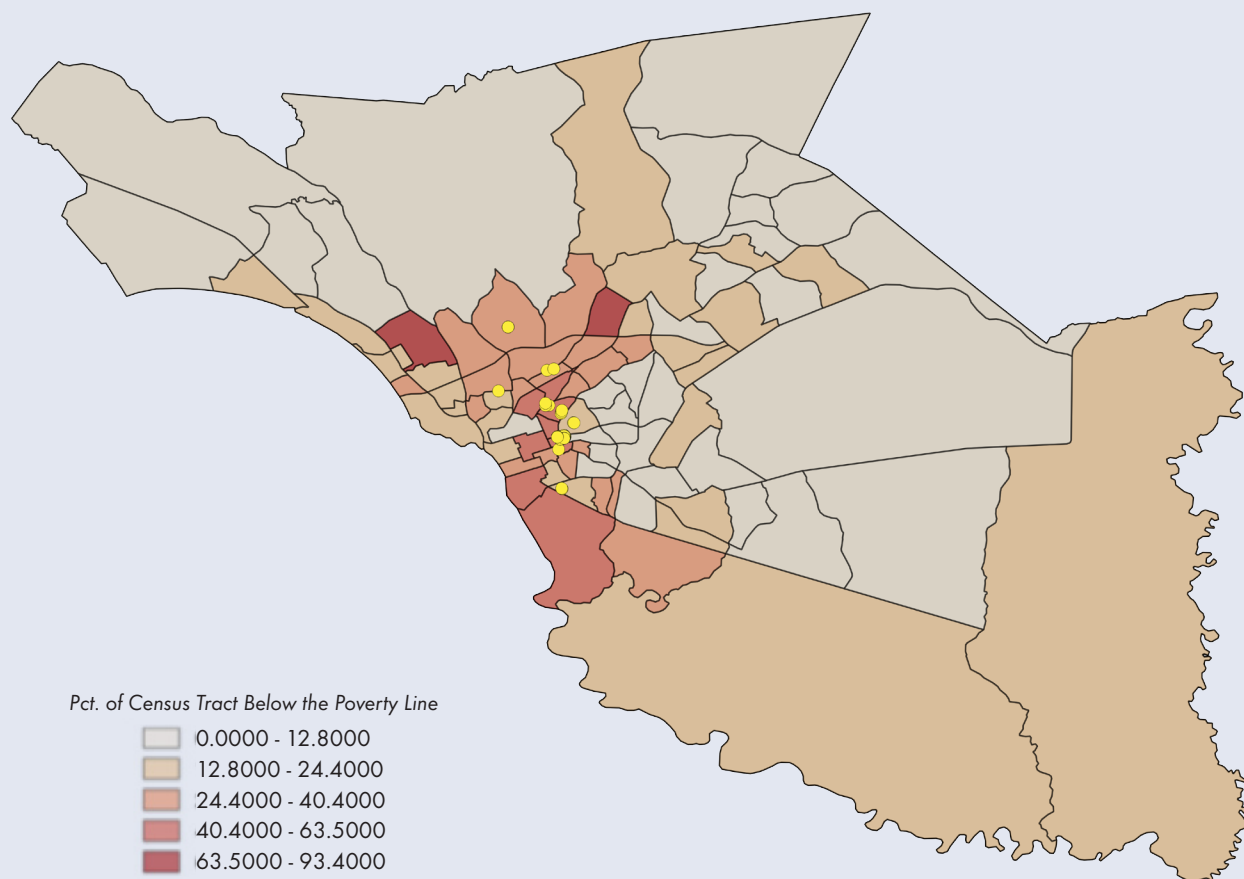


Figure 30 – Poverty Rate by Census Tract with NIP Properties: Spartanburg County

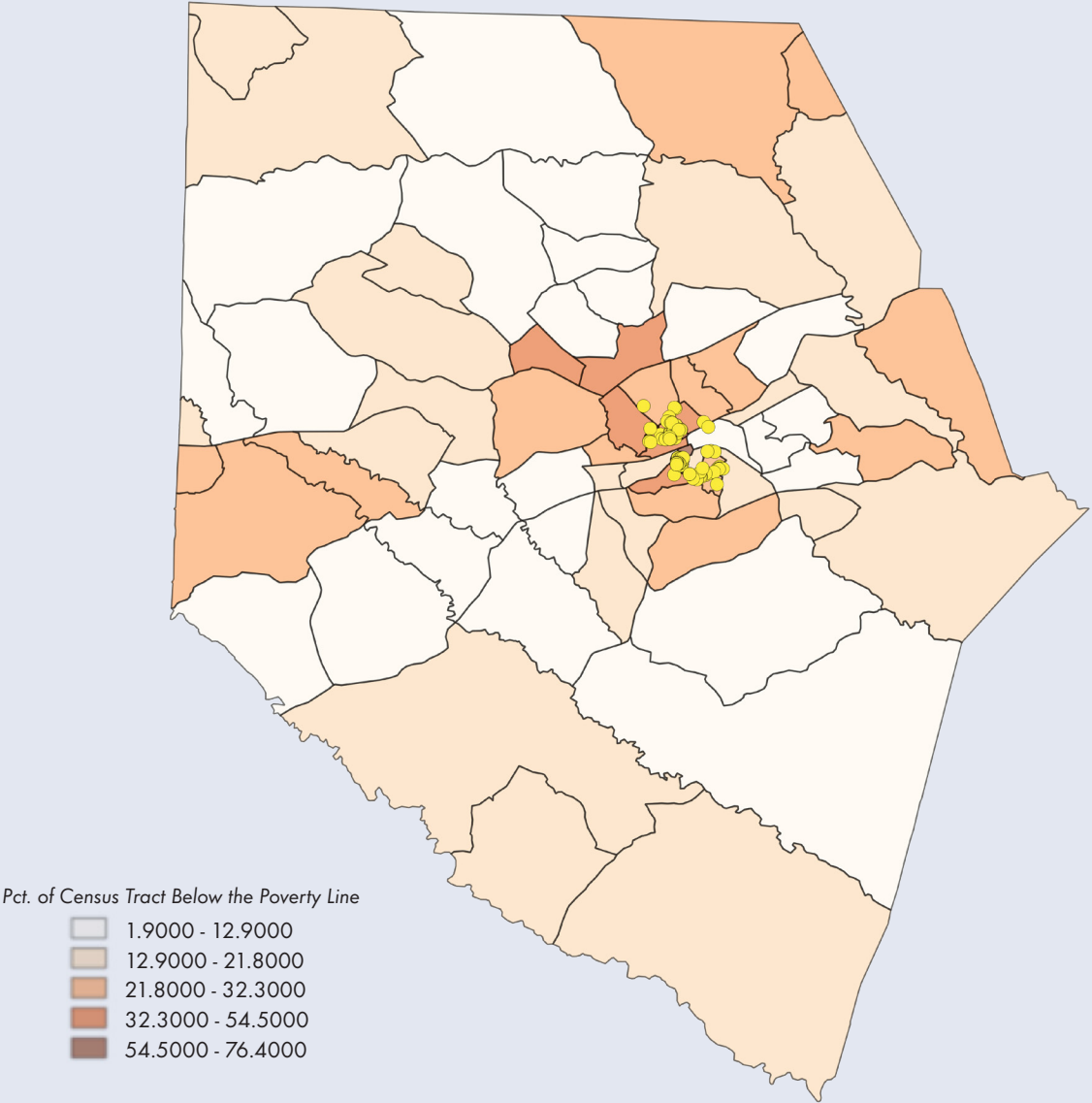


Figure 31 – Poverty Rate by Census Tract with NSP Properties: Anderson County

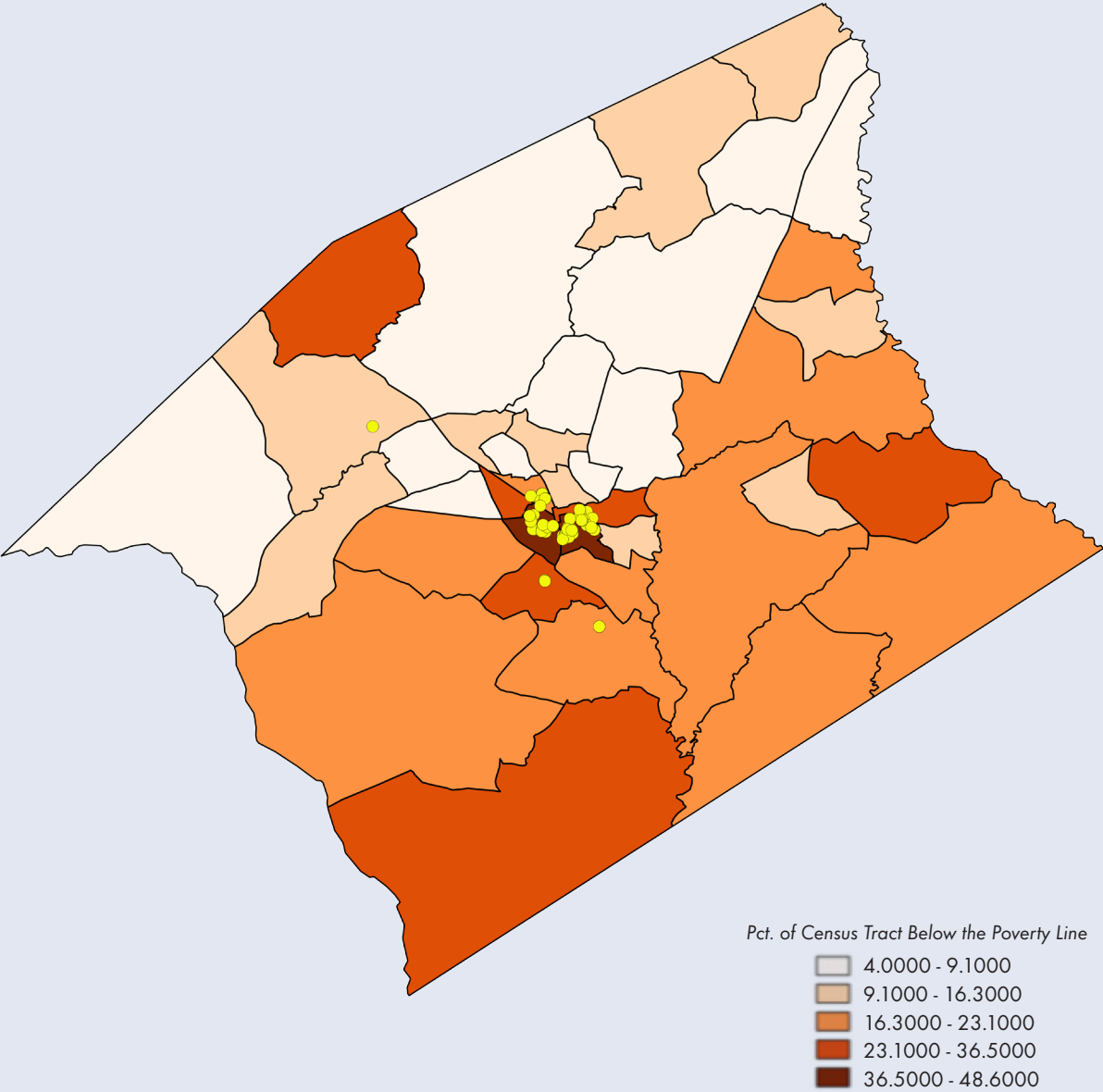


Figure 32 – Poverty Rate by Census Tract with NSP Properties: Greenville County

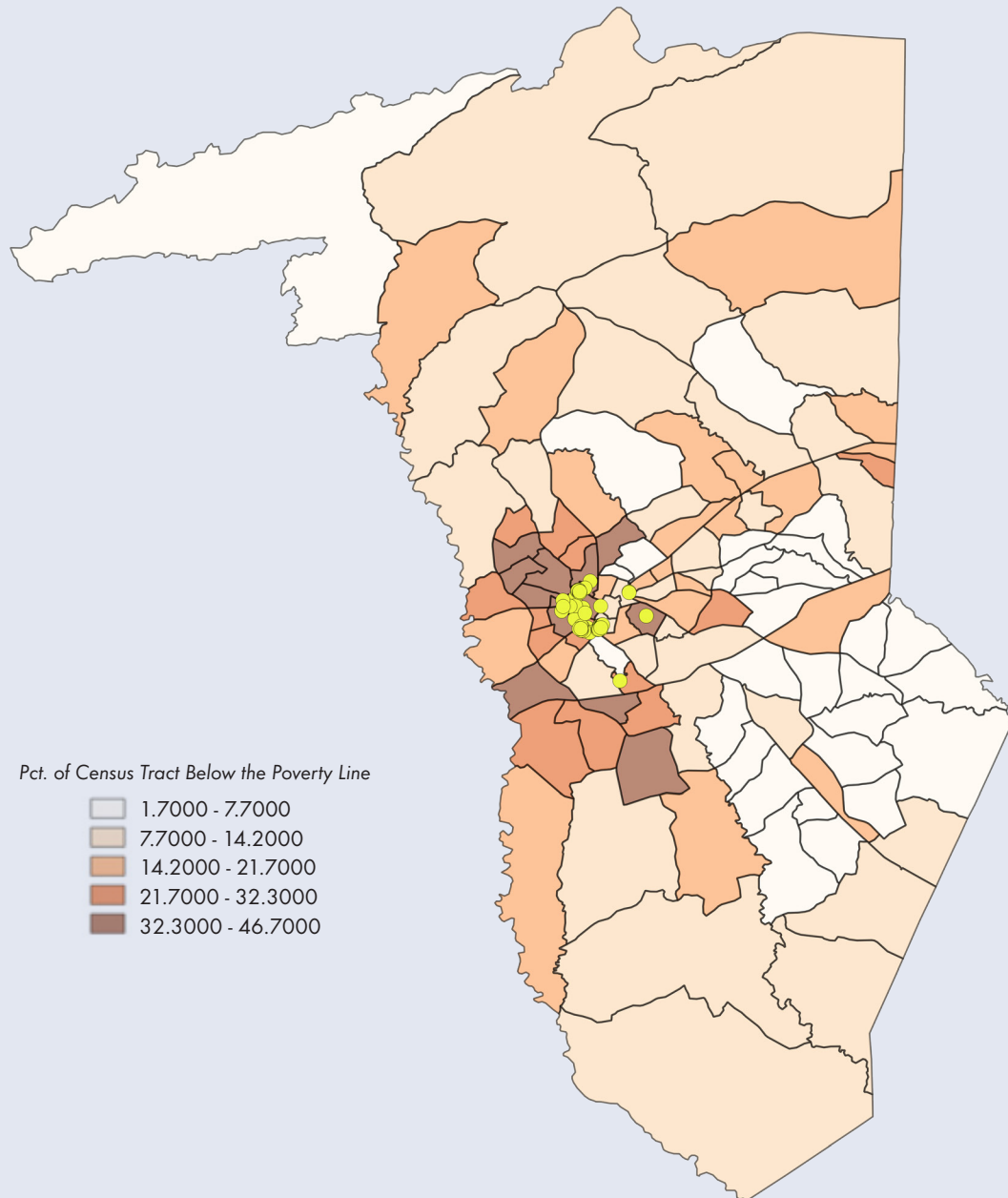


Figure 33 – Poverty Rate by Census Tract with NSP Properties: Richland County

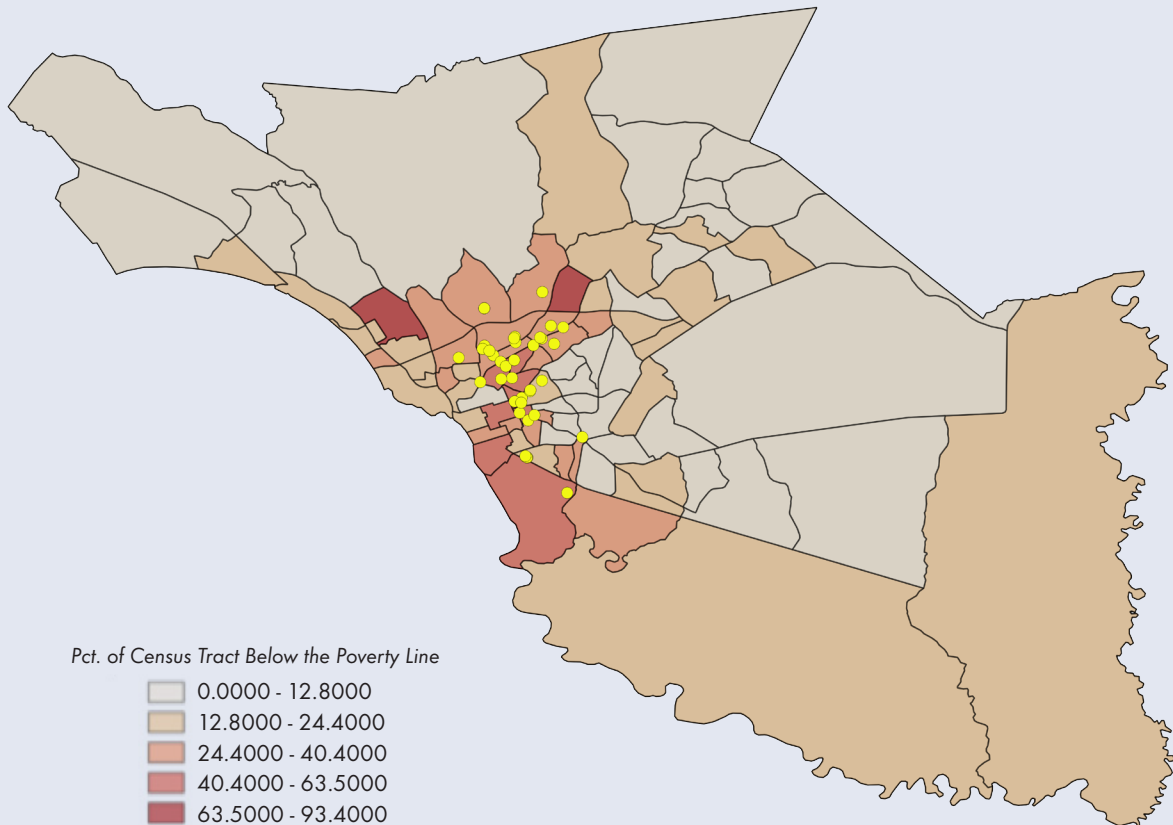
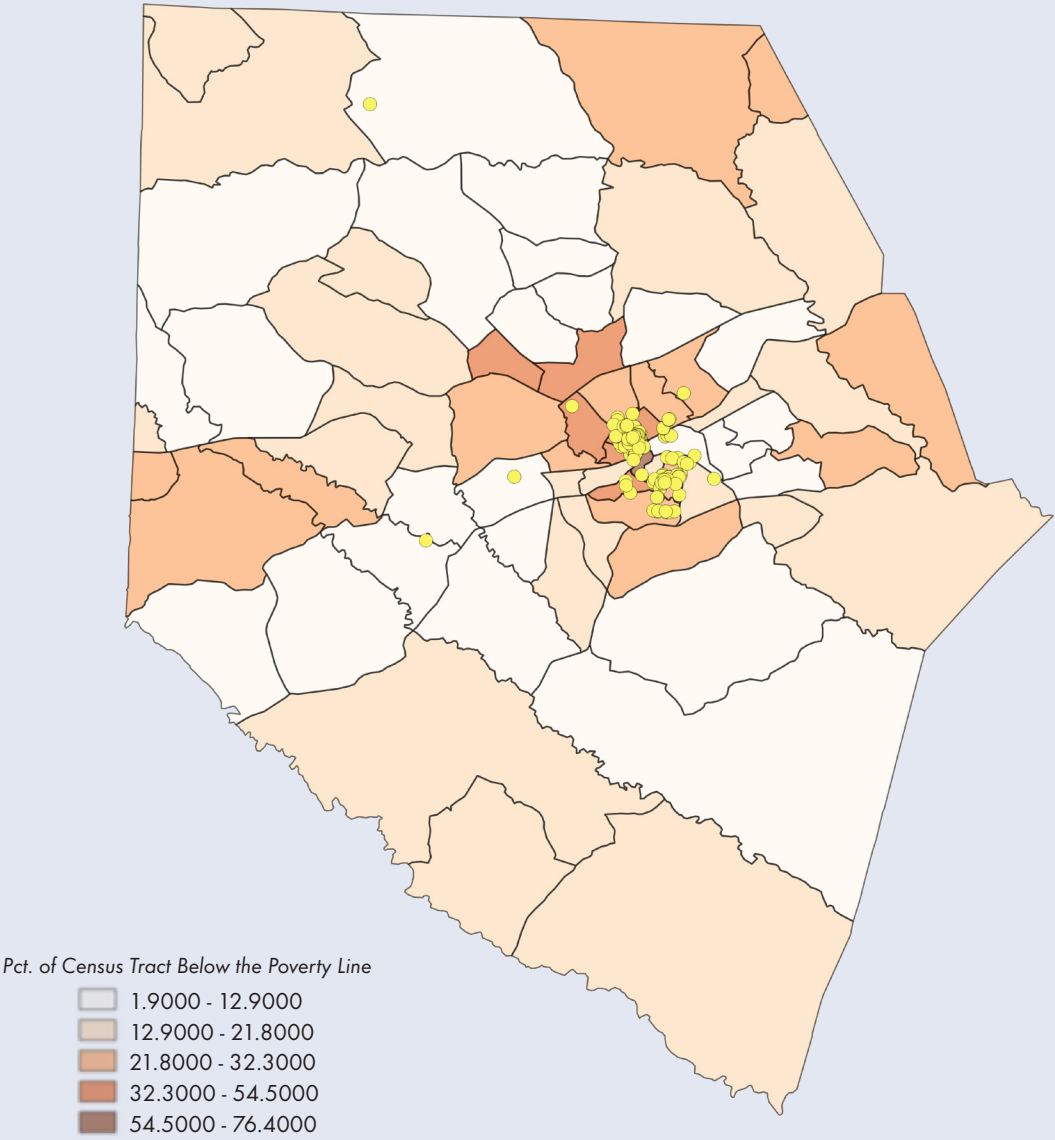


Figure 34 – Poverty Rate by Census Tract with NSP Properties: Spartanburg County



## Appendix - List of NIP Lead Entities and Partners

Lead Entity	Units	Partner(s)
City of Aiken	11	Nehemiah Community Revitalization Corporation, Second Baptist Community Development Corporation
Allendale County	8	Allendale County Alive
Anderson County	69	Pelzer Heritage Commission
City of Anderson	20	Anderson Community Development Corporation, Nehemiah Community Revitalization Corporation
Bamberg County	2	Southeastern Housing and Community Development
Town of Blackville	2	Southeastern Housing and Community Development
City of Camden	35	Santee-Lynches Regional Development Corporation
Catawba Regional Council of Governments	149	Catawba Regional Development Corporation
Town of Cheraw	31	Town of Cheraw Community Development Corporation
City of Columbia	102	Columbia Development Corporation, Columbia Housing Authority Developments, Inc., Columbia Housing Development Corporation, Eau Claire Development Corporation, Homeless No More, Inc.
City of Florence	16	Florence Downtown Development Corporation, Inc.
Genesis Homes	14	City of Laurens
Greenville County Redevelopment Authority	22	Habitat for Humanity of Greenville County, S.C., Inc., Homes of Hope, Inc., Nehemiah Community Revitalization Corporation, Neighborhood Housing Corporation of Greenville, Inc., United Housing Connections
City of Greenville	34	Allen Temple Community Economic Development Corporation, Genesis Homes, Habitat for Humanity of Greenville County, S.C., Inc., Homes of Hope, Inc., Neighborhood Housing Corporation of Greenville, Inc., United Housing Connections
City of Greenwood	30	Greenwood Area Habitat for Humanity
City of Hartsville	11	Darlington County Habitat for Humanity
Horry County	2	Grand Strand Housing and Community Development Corporation
Metanoia	9	City of North Charleston
City of Myrtle Beach	2	MBCLT, LLC
City of Rockhill	20	Housing Development Corporation of Rock Hill
Town of Saluda	7	Christ Central Ministries, Inc.
City of Spartanburg	187	Habitat for Humanity of Spartanburg, Inc., Homes of Hope, Inc., Nehemiah Community Revitalization Corporation, Northside Development Corporation, Regenesi Community Development Corporation
City of Sumter	99	Santee-Lynches Regional Development Corporation
Town of Williston	1	Southeastern Housing and Community Development

Note: Properties that have been purchased but have not been approved for demolition are not included in the figures above.